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# Monthly Planning & Zoning Report

JULY 2026

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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:**

### **Board of Zoning Appeals Training**

McKenna Planners will be hosting a training session for the members of the Board of Zoning Appeals. The training will take place during the regularly scheduled August 6<sup>th</sup> meeting. The discussion will be centered on planning and zoning essentials and the roles, responsibilities, and rules of procedures for a quasi-judicial board.

**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     |
|---------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| <b>ZONING COMPLIANCE</b>                                                        |                                           |                                                                                                                     |              |              |
| Y3M-AL7                                                                         | 485 BELLEVUE AVE                          | Rebuild home after demolition                                                                                       | Jul 8, 2026  | Under Review |
| N4Y-23V                                                                         | 305 E JACKSON ST                          | Addition to existing house                                                                                          | Jul 7, 2026  | Under Review |
| <b>TEMPORARY USE OF RIGHT OF WAY</b>                                            |                                           |                                                                                                                     |              |              |
| 7W3-XA1                                                                         | 367 OAK LN                                | Temporary use of right-of-way for Consumers Energy gas service installation                                         | Jul 16, 2026 | Under Review |
| ASG-1ZG                                                                         | 700 ATWATER ST                            | Temporary use of right-of-way to install underground conduit by directional bore for placement of fiber optic cable | Jul 15, 2026 | Under Review |
| 0UK-744                                                                         | 185 S BROADWAY ST                         | Temporary use of right-of-way to Place aerial fiber cable & strand attached to existing DTE poles                   | Jul 13, 2026 | Under Review |
| PEL-BEB                                                                         | 227 ATWATER ST                            | Temporary use of right-of-way for installing underground conduit for placement of fiber optic cables                | Jul 13, 2026 | Under Review |
| QS7-CTX                                                                         | 131 N AXFORD ST                           | Temporary use of right-of-way to place aerial fiber cable & strand attached to existing DTE poles                   | Jul 9, 2026  | Under Review |
| 3HD-JLA                                                                         | 46 SMITH CT                               | Temporary use of right-of-way to install underground conduit by directional bore for placement of fiber optic cable | Jul 9, 2026  | Under Review |
| BNB-V4I                                                                         | 212 ATWATER ST                            | Temporary use of right-of-way to place aerial fiber cable & strand attached to existing DTE poles                   | Jul 9, 2026  | Under Review |
| R-26-27                                                                         | 157 BRIDGE ST                             | Temporary use of right-of-way for Metronet Fiber installation                                                       | Jul 2, 2026  | Jul 9, 2026  |
| R-26-26                                                                         | 774 CENTRAL DR                            | Install underground conduit by directional bore for placement of fiber optic cable for fiber network distribution.  | Jul 2, 2026  | Jul 8, 2026  |
| R-26-25                                                                         | Multiple Streets                          | Temporary use of right-of-way for underground fiber optic cable installation                                        | Jun 24, 2026 | Jul 2, 2026  |
| <b>FENCE / WALL</b>                                                             |                                           |                                                                                                                     |              |              |
| No permits applications have been submitted since the date of the last meeting. |                                           |                                                                                                                     |              |              |
| <b>SIGNAGE</b>                                                                  |                                           |                                                                                                                     |              |              |
| S-26-05                                                                         | 115 N BROADWAY ST                         | Installation of one permanent wall sign, 9 sq. ft. in size.                                                         | Jul 14, 2026 | Under Review |
| <b>DEMOLITION</b>                                                               |                                           |                                                                                                                     |              |              |
| D-26-02                                                                         | 485 BELLEVUE AVE                          | Demolition of existing single-family house.                                                                         | Jun 23, 2026 | Under Review |
| <b>CHANGE OF USE</b>                                                            |                                           |                                                                                                                     |              |              |
| No permits applications have been submitted since the date of the last meeting. |                                           |                                                                                                                     |              |              |
| <b>SPECIAL EVENT</b>                                                            |                                           |                                                                                                                     |              |              |
| WDN-9NW                                                                         | Sick Town Hall and Broadway St, Flint St. | <i>America 250 week of events</i>                                                                                   | Jul 8, 2026  | Under Review |

## ACTIVE DEVELOPMENT PROJECTS

| NAME / LOCATION                                 | DESCRIPTION                                                                                                                          | REVIEW & APPROVAL STATUS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>44. E Flint</b>                              | VLO-24-02<br>4-story, mixed-use, multi-family, retail, and office on existing parking lot.                                           | Planning Commission Approval: August 5, 2024; variance required<br>BZA Approval: October 2, 2024.<br>Engineering & Fire Marshal Approval: Awaiting revised plans<br><b><u>STATUS: Has an extension until August 2026 to submit permits. Applicant will not be continuing with current plans, awaiting submittal of revised plans.</u></b>                                                                                                                                                                                                                                                                                                       |
| <b>ORION VILLAS</b><br>597 E. Flint             | VLO-23-03<br>Attached townhomes, 8-unit site condominiums.                                                                           | Planning Commission Approval: June 5, 2023<br>Council Condo Docs Approval: April 8, 2024<br>Engineering Approval: January 10, 2024, as noted<br>Final Zoning Approval: January 9, 2024<br><b><u>STATUS: Construction: Nearing Completion. Awaiting stormwater management agreement. St &amp; Det As-builts Approved.</u></b>                                                                                                                                                                                                                                                                                                                    |
| <b>WEST VILLAGE</b><br>55 W. Elizabeth          | VLO-23-04<br>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<br>PC / Council Preliminary PUD Approval: October 4 / 25, 2021<br>PUD Extension Approval: October 10, 2022<br>Planning Commission Final PUD Approval: September 5, 2023<br>Engineering & Fire Approval: Revise and Resubmit October 24, 2023<br>Council PUD Agreement Approval: December 11, 2023<br>Council Amended PUD Agreement Approval: June 10, 2024<br>PUD Execution / Recording: Completed May 2025<br>Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026.<br><b><u>STATUS: Awaiting plan submittal.</u></b> |
| <b>Lake Street Realignment and Improvements</b> | Improvements to Lake & Flint intersection; license agreement w/Village.                                                              | Preliminary Council Approval: August 14, 2023;<br>License Agreement Approval: November 27, 2023.<br>Engineering Approval: August 29, 2024, as noted<br><b><u>STATUS: Awaiting construction start.</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>SNUG HARBOR</b><br>160 Heights               | VLO-24-01<br>Multifamily development; adjacent to Mystic Cove                                                                        | Planning Commission Approval: May 6, 2024.<br>Engineering Approval: September 25, 2024<br>Final Zoning Approval: Pending additional information<br><b><u>STATUS: Condo conversion approved with conditions.</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>MYSTIC COVE</b>                              | VLO-22-05<br>Mixed-use, multifamily townhomes & dock/shoreline improvements.                                                         | Planning Commission Approval: October 3, 2022.<br>Council Lot Reconfigurations Approval: June 2023<br>Final Zoning Approval: April 23, 2024<br>Engineering Approval: October 31, 2024<br><b><u>Construction: In Progress. Phase-1 Final As-builts approved.</u></b>                                                                                                                                                                                                                                                                                                                                                                             |
| <b>STARBOARD</b>                                | VLO-23-05<br>Mixed-use, multifamily townhomes & marina improvements.                                                                 | Planning Commission Approval: November 6, 2023.<br>Council License Agreement Approval: November 27, 2023<br>Engineering Approval: Revise & Resubmit<br>Final Zoning Approval: Pending<br>Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished.<br><b><u>Status: Approved for construction.</u></b>                                                                                                                                                                                                                                                                                                                  |
| <b>CONSTELLATION BAY</b>                        | VLO-23-02<br>Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.                                   | Planning Commission Approval: October 3, 2022.<br>Planning Commission on April 3, 2023 (amended site plan)<br>Engineering Approval: December 16, 2024<br>Final Zoning Approval: November 26, 2024<br>Construction: December 3, 2024 - Pre-con; Demo underway<br><b><u>STATUS: Received site plan extension approval. Awaiting engineering permit renewals.</u></b>                                                                                                                                                                                                                                                                              |

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|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>THE PENINSULA</b>                             | VLO-23-07<br>Single-family site condominiums                                                                                             | Planning Commission Approval: February 5, 2024<br>Council Condo Doc Approval: April 8, 2024<br>Engineering Approval: March 10, 2025, as noted<br>Pre-Construction Meeting: March 18, 2025<br>Final Zoning Approval: Granted<br><b><u>STATUS: Construction ongoing, nearing finalization.</u></b>                                                                |
| <b>CLOUD RETAIL</b><br>494 S. Broadway           | VLO-21-10<br>Commercial (marijuana retail) site plan.                                                                                    | Council Lot Reconfiguration Approval: March 13, 2023<br>Planning Commission Approval: April 3, 2023.<br>Engineering Approval: Revise & Resubmit July 12, 2024<br>Final Engineering approval received May 2026.<br><b><u>Status: Final planning and zoning review issued May 2026. Waiting on building permits.</u></b>                                          |
| <b>WEST HARBOR ORION</b><br>225 Lake Street      | Residential, single family homes (2)                                                                                                     | PC / Council Lot Split Approval: January 6 / 13, 2025<br>Demolition: In Progress<br>Recording: Ready per Engineering Approval April 22, 2025<br>Zoning Review: TBD; required for each new build.<br><b><u>Construction: Demolition ongoing</u></b>                                                                                                              |
| <b>EASTPORT</b>                                  | VLO-25-01<br>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)<br>Village-Township Joint Public Hearing: June 18, 2025.<br>Pre-Construction Meeting: Pending Final Engineering –<br><b><u>Status: Awaiting formal submittal.</u></b>                                                                                                              |
| <b>ORION LUMBERYARD</b>                          | Public parking lot, pavilion, and gathering space.                                                                                       | Demolition & Cleanup: Ongoing;<br>Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring.<br>PUD Application: Held pre-application at the September Planning<br>Preliminary plans: received May 2026. Approved at the June PC Meeting.<br><b><u>STATUS: Awaiting final plan submittal.</u></b> |
| <b>WEST VILLAGE TOWNHOMES</b><br>315 N Lapeer St | VLO-25-003<br>Demolition of school admin building and construction of 15 townhomes                                                       | Planning Commission Approval: September 2, 2025.<br><u>Awaiting applicant submittal of revised plans to address conditions of approval.</u><br><b><u>STATUS: Received site plan approval from Planning Commission. Applicant submitted revised final plans. Final zoning review was approved 7/20/26. Awaiting final engineering.</u></b>                       |

## 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 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

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