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Monthly Planning & Zoning Report

JANUARY 2025

Dear Commissioners:

I'd like to extend a warm welcome to our newest Commissioner, James Barry. Mr. Barry will be serving the remainder of Fmr. Commissioner, Nick Smith's term through April and will (ideally) be re-appointed in May.

Each month, the Village Planning Consultant, McKenna, assists in drafting a report on recent activity of the Planning & Development Department and Planning Commission. We welcome comments.

INITIATIVES AND GENERAL UPDATES

Planning and Zoning Training: Each monthly report will contain a link to a relevant training resource (article, video, blog, etc.) to help keep things fresh. This month's topic: CIPs – Capital Improvement Plans (LINK >) [RRC Capital Improvement Plans QuickSheet](#)

Engineering Standards for Single-Family Homes: The Village Council authorized an update to the Village Engineering Design Standards, part of which includes establishing permit requirements for administrative engineering review for single-family homes, focused on grading and driveways; as well as including impervious surfaces as a consideration for lot coverage maximums. The Village Engineering consultant is nearing completion of their draft documents, which are currently being reviewed for consistency with existing ordinances and Township Building Department practices.

GoGov Permitting: The Village Planning & Development Department has long been interested in online application, review, and approval processes for Zoning permits, as well as improved information-sharing with the Orion Township Building Department. This initiative will require Village Council review and approval to allocate funding for the software module hosted by GoGov, which already provided the Village with an Enforcement module. . have begun to use Township BS&A software for project tracking for major and minor developments. Additional revisions to the process are underway to improve communication with the Township.

Tax-Exempt Parcels and Village ROW Inventory: Planning staff were authorized by the Council to create a map of all tax-exempt parcels and rights-of-way within the Village with the assistance of the Dept. of Public Works and the Village engineering consultant. A sample of identified properties and rights-of-way were investigated and reported to Village Council with updated maps and photos. The Village Council approved additional funding to support Phase III of the project to carry out a full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way.

Master Plan – Strategic Action Plan: McKenna was authorized to prepare a Master Plan amendment to develop a Strategic Action Plan. Analysis of past plans and engagement data was completed and a draft amendment has been reviewed by Village staff and Planning Commission. The Planning Commission requested additional feedback from staff, officials, and stakeholders be shown/incorporated into a revised draft for February (included in the agenda packet). Subsequent to additional Commission discussion, a public opinion survey will be released to gather data on community priorities to further refine and prioritize the Goals and Objectives.

CIP & Fee Schedule – The Village Council has completed a final draft of the 6-year Capital Improvements Plan; while the Planning Commission is exempt from preparation of this plan pursuant to the Village Charter, the Council is requesting the Commission's feedback and recommendation. Report included in agenda packet.

RRC Certification: Village staff and consultants are working to achieve “Essentials” status by early 2025:

- Master Plan Implementation Matrix, Action Plan (In Development)
- 6-year CIP available online. (Drafted for Recommendation, Adoption)
- Public engagement activities within PC Annual Report. (Ongoing)
- Development Guide to be updated and uploaded to Village website. (In Development)
- Update board/commission applications. (Ongoing)
- Updated training strategy for all boards and commissions (25/26 Drafted, Ongoing)
- Public Participation Plan (Drafted, Approved by Council, future PC item)

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
Z-24-39	90 Park Island	Residential, minor	11/19/24	12/18/24
Z-24-40	638 Buena Vista	Residential, major	02/28/24	12/03/24
Z-25-01	492 Algene	Residential, minor	01/16/25	01/28/25
TEMPORARY USE OF RIGHT OF WAY				
R-24-18	176 W Flint	Utility – gas service	7/11/2024	8/20/2024
R-24-19	21 E. Church	Utility – gas service	7/11/2024	8/20/2024
R-24-20	148 N Broadway	Utility – gas service	8/8/2024	8/20/2024
R-24-21	495 Hauxwell	Utility – gas service	8/8/2024	8/20/2024
R-24-22	409 E Flint St	Utility – gas service	9/3/2024	9/10/2024
R-24-23	512 Longpointe	Utility – gas service	9/23/2024	9/24/2024
R-24-24	217 O'Connor	Utility – gas service	9/23/2024	9/24/2024
SIGNAGE				
S-24-15	51 N Broadway	1 projecting sign, 1 awning sign	10/25/24	12/02/24
S-24-16	42 W Flint	1 wall sign < 2 sq. ft.	8/15/2024	8/20/2024
WALLS / FENCES				
F-25-xx	66 Crescent	Retro. remove/replace, picket > privacy	10/21/24	PENDING

VARIANCE REQUESTS

NAME / LOCATION	REQUESTED VARIANCES	MEETINGS / STATUS
No cases as of 10/02/24	-	-

CODE ENFORCEMENT

The Planning Department works closely with Village Code Enforcement to ensure compliance with the Code of Ordinances, with a focus on the Village Zoning and Sign Ordinances. The Code Enforcement Division will soon be functionally distinct from the Village Police Department to further enhance efficiency and consistency.

Recent enforcement activities regarding planning and zoning matters includes unpermitted and non-compliant signage, fences, and single-family home improvements, as well as one potential use violation. Code enforcement activities are now being tracked using the GoGov GoEnforce platform, launched September 2024.

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
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
VLO-24-01 Snug Harbor 160 Heights	Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval / Addressing: 01/07/25
VLO-24-02 44. E Flint	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
VLO-23-03 Orion Villas 597 E. Flint	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 Construction: In Progress
VLO-23-04 West Village former Ehman Center 55 W. Elizabeth	PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	Planning Commission PUD Eligibility Approval: September 7, 2021 Council PUD Eligibility Approval: September 13, 2021 Planning Commission Preliminary PUD Approval: October 4, 2021 Council Preliminary PUD Approval: October 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 Awaiting revised easements and plans to execute PUD Contract
VLO-24-04 315 N. Lapeer	Potential townhome development at LOCS Admin. parcel, adjacent to and controlled by West Village	Planning Commission Rezoning Approval: November 4, 2024 Village Council Rezoning Approval: November 25, 2024 Awaiting revised easements and plans to execute PUD Contract
VLO-22-05 Mystic Cove	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
VLO-23-05 Starboard	Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: January 28, 2025, as noted
VLO-23-02 Constellation Bay	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: October 17, 2024, as noted Final Zoning Approval: November 26, 2024 Construction: Pre-con - December 3, 2024; building permits imminent
VLO-23-07 The Peninsula	Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: January 28, 2025, as noted
VLO-23-06 146 S. Broadway	Commercial site plan 3-unit "white box", interior & exterior modifications	Planning Commission Approval: October 2, 2023 Final Zoning Approval: November 22, 2023 Construction: Complete Change of Use & Signage Approval: Required for new tenants

VLO-21-10 Cloud Retail 494 S. Broadway	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 Village Marijuana Permit Approval: Pending Application
VLO-21-04 Elizabeth St. Apts.\ 141 W. Elizabeth	Multi-family residential PUD for 16 units.	Planning Commission PUD Eligibility Approval: August 2, 2021 & Council PUD Eligibility Approval: August 9, 2021 Planning Commission Preliminary PUD Approval: March 7, 2022 Council Preliminary PUD Approval: March 14, 2023 Planning Commission Final Dev. Plan Approval: August 1, 2022 Engineering & Fire Marshal Approval: Revise and resubmit Project Withdrawn: October 2024.

ANTICIPATED DEVELOPMENT PROJECTS

The following projects are in varying stages of conceptual and pre-application discussions; formal reviews have not commenced.

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
Jacobsen's Flowers	Possible redevelopment into multiple-family, mixed use.	This site is primarily within Orion Township; discussion is ongoing as to coordinate joint meetings of the Village and Township Planning Commissions to facilitate review and approvals. Concept meeting held December 2024. Recommend Planning Commission pre-application meeting proposing joint process and consider concept.
33-47 S. Broadway	Potential mixed-use development with high-end restaurant.	The site is zoned DC, Downtown Center District and is located within the Height Overlay District, where mixed uses are encouraged; the applicant is in preliminary discussion with Planning Dept.
West Harbor Orion Lake Street	Residential	225 Lake St. lot split currently being processed, requiring reviews and approval by the Planning Commission and Village Council. Redevelopment unknown at this time, plans not yet submitted.
Orion Lumberyard	Mixed-use redevelopment and public parking lot/pavilion	The DDA will be implementing public amenities and improvements in 2025. Environmental remediation is underway. Site cleanup (dangerous debris and equipment removal) is ongoing. Application for complete demolition of obsolete structures anticipated (re-bid process ongoing). Material salvaging ongoing. Prelim. site plan application anticipated March.

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:

- **Gage Belko**, Associate Planner (gbelko@mcka.com)
- **Noah Bussell**, Associate Planner (nbussell@mcka.com)
- **Alicia Warren**, Associate Planner (awarren@mcka.com)
- **Laura Haw**, Vice President (lhaw@mcka.com)

Or visit us during on-site office hours, every Tuesday from 9:30am-4:30pm or reach out during our Virtual Office Hours on Thursday mornings!

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