



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, January 6, 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, January 6, 2025 Regular Meeting of the Lake Orion Planning Commission was called to order by Secretary Lorant at 6:45 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Secretary Henry Lorant
Commissioner Teresa Rutt
Commissioner Larry Dunn
Commissioner Edward Sabol
Commissioner/Administrative Official Darwin McClary

ABSENT

Chairperson James Zsenyuk
Commissioner Michael Lamb

STAFF PRESENT

Planning and Zoning Coordinator Gage Belko
Recording Secretary Danielle Smith

4. Approval of Agenda

Commissioner Rutt moved, Commissioner Dunn seconded, to approve the agenda for the January 6, 2025 Planning Commission Regular Meeting.

AYES: Rutt, Dunn, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

5. Approval of Minutes

A. Approval of December 2, 2024 Planning Commission Regular Meeting Minutes

Commissioner Sabol moved, Commissioner McClary seconded, to approve the December 2, 2024 Planning Commission Regular Meeting Minutes as presented.

AYES: Rutt, Dunn, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

None.

9. New Business

A. Special Election for Planning Commission Vice Chairperson

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 Commission may also create and fill other offices as deemed necessary. With the former vice chairperson, George Dandalides, now serving on the Village Council, the vice chairperson position is vacant.

The current officers of the Planning Commission are:

- Chairperson: James Zsenyuk
- Vice Chairperson: Vacant
- Secretary: Henry Lorant

Commissioner McClary moved, Commissioner Rutt seconded, to elect Commissioner Sabol as vice chairperson of the Planning Commission, with a term expiring on April 30, 2025, with the opportunity for re-election, and the position to be elected annually at the first regular meeting in May, with the vice chairperson holding office until a successor is elected and assumes office.

AYES: Rutt, Dunn, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

B. 225 Lake Street Lot Split Review

West Harbor Orion, LLC – a subsidiary of Moceri Companies – is the applicant for the proposed lot split for an anticipated site condominium project, which is expected to consist of two (2) detached single-family units on a site that currently contains a single parcel. The applicant is taking the first step to split the lot into two (2) roughly equal parcels. The Planning Commission must review and submit a recommendation to the Village Council, which has the final authority

to approve all lot splits, including subdivisions and condominiums. All condominium projects require site plan review. For West Harbor Orion, this will occur separately from the lot split once development plans are in place.

Planner Belko reviewed the following:

- Letter dated 12/30/2024 from McKenna
- Letter dated 12/23/2024 from Nowak & Fraus Engineers
- Letter dated 12/16/2024 from Giffels – Webster

Dominic Mocerì, Mocerì Homes, was available to answer questions from the Commission.

After Planner Belko's review, Mr. Mocerì clarified that the proposed lot split would be for two single-family homes, not a site condominium as mentioned during the review.

Commissioner McClary asked for confirmation that the type of ownership for the property in question does not matter since the lot split would meet zoning requirements. Planner Belko confirmed that is correct.

Commissioner McClary moved, Commissioner Dunn seconded, to recommend to Village Council approval of the proposed lot split of Parcel 09-02-458-014, also known as 225 Lake St., with the conditions listed in the Village Planner's report dated December 30, 2024.

AYES: Rutt, Dunn, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

C. Master Plan Amendment – Strategic Action Plan Update and Draft Review

In early 2024, McKenna was authorized to prepare an amendment to the Village Master Plan (2002-2022), as amended, to incorporate a strategic action plan, including updated goals and objectives and an implementation matrix. The project was proposed in three phases:

- Phase I: Analyze and Synthesize
- Phase II: Critical Feedback
- Phase III: Adoption

McKenna has provided a status update and a draft of the strategic action plan for review and discussion.

Planner Belko was available to answer any questions from the Commission.

Commissioner McClary asked Planner Belko if it would be beneficial to have the commissioners submit their feedback to Planner Belko, so he can consolidate and present the Commission's feedback at a later meeting. Planner Belko asked the Commission to please submit their feedback to him in the next two weeks.

Commissioner McClary asked Planner Belko if he was going to consult with Village and DDA staff when updating certain items in the strategic action plan. Planner Belko confirmed he would consult with others within the Village government.

Commissioner Dunn agreed with Commissioner McClary regarding sending feedback to Planner Belko.

Commissioner Dunn believes enforcement is one of the community's weaknesses. He stated the standards and guidelines dictating how the community should be maintained need to be upheld in order to reduce the amount of deterioration and maintain the integrity of properties.

Commissioner McClary shared that some of the concerns Commissioner Dunn mentioned regarding an email the Commission received related to gentrification were already addressed via the goals and objectives outlined in the portion of the strategic action plan draft addressing affordable housing concerns.

Commissioner McClary requested that the color and font be changed under the public engagement summary in the master plan. Planner Belko stated the public engagement summary hasn't happened yet, which is why that section isn't readable.

Commissioner McClary stated Objective 1D discussing reinvestment in single-family residential housing was part of the 2002 Master Plan. He believes that particular objective is no longer relevant.

Commissioner Dunn asked if Objective 2B -- an incentive program to aid in preserving and enhancing the facades of buildings in the downtown area -- should read "continue and communicate." Commissioner Dunn asked if it was widely known that there is an incentive program.

Commissioner Rutt stated there are facade grants through the DDA and three were recently awarded.

Commissioner McClary shared that Objective 2F discusses establishing a Brownfield redevelopment authority. He inquired as to why a local authority would need to be created when Oakland County's Brownfield redevelopment authority could be utilized. He believes it would be more efficient to utilize Oakland County as opposed to creating a local authority.

Commissioner McClary stated that the Village works with the Clinton River Watershed Council regarding Objective 3C -- adopting and implementing a stormwater management plan.

Commissioner McClary pointed out a typographical error in item 4D.

Commissioner Dunn would like to see a focus on accessibility included in Objective 4A.

Commissioner Rutt inquired as to whether there is any consideration for sustainability regarding building practices, designs, land energy or parking when planning for the future. Planner Belko said that could be explored.

Commissioner McClary shared there was no mention of solar energy development. He would like to see this subject incorporated in the zoning code, so residents could install solar panels on their homes. Commissioner McClary encourages the Village to explore the possibility of having solar energy power public facilities.

Commissioner McClary moved, Commissioner Rutt seconded, to direct the Village Planning Consultant to incorporate feedback received at tonight's meeting of the Planning Commission into a revised draft of the Master Plan Strategic Action Plan and to place the revised draft on the agenda of the next regular meeting of the Planning Commission.

AYES: Rutt, Dunn, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

D. Planning Commission 2024 Annual Report and 2025 Work Plan

Pursuant to Section 19 of the Michigan Planning Enabling Act, the Planning Commission is required to prepare and submit a summary of the previous year's activities and anticipated work plan to the Village Council. McKenna has compiled this report on behalf of the Planning Commission, which is attached for review and discussion.

Planner Belko reviewed the projects and cases that came before the Planning Commission and Board of Zoning Appeals in 2024.

Commissioner Rutt pointed out an error on page 72 under Zoning Ordinance/Map Amendments. The description for 315 N. Lapeer did not match what Planner Belko was discussing. Planner Belko thanked Commissioner Rutt for identifying the error and said he would make the correction before the report is sent to Village Council.

Commissioner McClary moved, Commissioner Rutt seconded, to approve the Planning Commission 2024 Annual Report and 2025 Work Plan with the changes recommended tonight and submit to the Village Council.

AYES: Rutt, Dunn, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Dunn said Planner Belko did a nice job with his presentations this evening. Mr. Dunn also wished everyone a Happy New Year and congratulated Commissioner Sabol on his appointment as vice chairperson.

Commissioner McClary shared Village Council is holding a series of work sessions this month. Those sessions include development and adoption of the capital improvement plan and development of the comprehensive sidewalk improvement program. Mr. McClary also congratulated Commissioner Rutt and the rest of the Village Council members for their hard work.

Commissioner Sabol thanked everyone for their support in appointing him as vice chairperson.

Secretary Lorant stated Planner Belko did a great job and provided great feedback regarding tonight's agenda items.

11. Next Regular Meeting – February 3, 2025

12. Adjournment

Commissioner Sabol moved, Commissioner Rutt seconded, to adjourn the meeting at 7:48 p.m.

AYES: Rutt, Dunn, Lorant, McClary, Sabol

NAYS: None

ABSENT: Zsenyuk, Lamb

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: February 3, 2025