



# MINUTES

## SPECIAL MEETING PLANNING COMMISSION

Wednesday, June 18, 2025

7:00 PM

Orion Township Municipal Complex Board Room, 2323 Joslyn Road, Lake Orion MI 48360

(248) 693-8391 ext. 102

### 1. Call to Order

The Wednesday, June 18, 2025 Special Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Sabol at 7:08 PM.

### 2. Roll Call and Determination of Quorum

#### PRESENT

Vice Chairperson Edward Sabol

Secretary Hank Lorant

Commissioner Larry Dunn

Commissioner James Barry

Village Council Member Michael Lamb

Commissioner/Administrative Official Darwin McClary

#### ABSENT

Chairperson James Zsenyuk

Village Council President Teresa Rutt

#### STAFF PRESENT

Planning and Zoning Coordinator Gage Belko

Clerk/Treasurer Sonja Stout

Deputy Clerk/Treasurer Lynsey Blough

### 3. Public Hearing

#### A. VLO-25-01 Eastport Village Special Land Use (Public Hearing)

*Vice Chairperson Sabol opened the public hearing at 7:08 PM.*

Dominic Mocerri of Mocerri Homes gave a brief presentation regarding the proposed Eastport Village development, which involves both the Village and the Township. He acknowledged

concerns related to traffic impact but noted that the project engineer, Mr. Pangori, would provide a detailed overview of the traffic analysis.

Dominick Tringali, the project architect, presented the architectural plans for the housing. He explained that the designs were influenced by community feedback from the Mystic Cove development. The intent, he stated, was to create a unique blend of housing that offers a country feel while remaining minimally impactful under current zoning regulations.

Stephen Pangori, the engineer, then reviewed the traffic study, which has been submitted to MDOT and is currently under operational review. He presented a comparative traffic chart illustrating the differences between the current zoning plan and the proposed development plan, and walked through the key findings in detail.

Jeff Aishorpe, 800 Golden Gate, stated that the development plans looked great and noted that Mocerri is a responsible developer. However, his main concern was density, stating that six houses per acre is too tight. He expressed skepticism about the traffic study and raised concerns about traffic on M-24, also briefly mentioning environmentally protected areas.

Resident, 196 Glanworth, voiced concerns about high density, increased traffic, and the impact on the Paint Creek Trail.

Resident, 768 Sherry Dr, stated the development would be too dense and would contribute to increased traffic, making travel along M-24 more difficult.

Susil Behera, 600 Golden Gate, emphasized that traffic increases on M-24 have led to multiple accidents in recent years—specifically in the area proposed for development. He described the community as a vacation destination where driving has already become challenging. He questioned whether growth at the proposed rate is necessary.

Tony Kirby, 754 Kimberly Apt. 202, referenced traffic data from 2006, noting that 17,000–18,000 cars used the area back then and that the current infrastructure cannot handle today's traffic levels. He expressed strong concerns about adding further density.

Joan Leshley, 1111 Orion, noted significant growth in the area and claimed that developments in Orion Township have consistently been approved. She expressed concern about the rapid pace of growth and questioned the Township's long-term goals. She believes the proposed density is too high.

Matt Gibb, 930 Lakewood, commented on the Township's approach to the Mocerri development, urging mindfulness of upcoming changes, millage impacts, and the need for sustainable growth. He emphasized that the market is driving development but stated there should be no strip commercial areas.

Laurie Rosso, 413 Converse Court, expressed concern about environmental impacts, particularly the preservation of trees in the area. She also asked about the safety of cyclists on the nearby trail.

The Township stated they had received 5 letters from citizens that had stated the previous concerns of the residents from the public hearing.

Clerk/Treasurer Stout stated that the Village had not received any written comments pertaining to this project.

Board of Trustee Mike Flood stated that the area was significantly different before the construction of I-75. He noted that the Board has previously denied several developments and expressed appreciation to the residents who spoke during the Public Hearing.

Matt Pfeifer, Orion Township Treasurer, reflected on the history of the Jacobsen property and how property values have evolved over time. He highlighted the Township's good working relationships with developers.

Carrie Hilgendorf, Board of Trustee, mentioned that many of the questions raised during the Public Hearing had already been addressed online through the review process. She expressed sympathy for residents near the proposed development and asked about the unique designs of the various properties, their tax implications, and which properties would receive specific designs. She also asked about changes in ownership between Jacobsen's and Mocerri, the wetland report and whether it had been reviewed by EGLE, and the status of the tree survey.

Julia Dalrymple, Orion Township Clerk, thanked the residents for attending and encouraged them to continue reaching out with their concerns or questions.

Council Member Mike Lamb spoke about the Village's involvement, noting it only pertains to 7-8 houses. He stated that the Village's density is comparable to Detroit's. While the Township is more mixed, Village residents do not see an issue with the proposed design, as it matches the Village's existing character and community feel. He expressed a preference for single-family homes over multi-family units. Lamb also mentioned drainage concerns and noted that an upcoming project would help mitigate water and sewer rate increases.

Commissioner Dunn expressed appreciation for public comments. He acknowledged that while he dislikes the current traffic, it is tolerable and largely uncontrollable. He stated that there is no guarantee what could ultimately be built in that location, but he supports the Mocerri development, noting their reputation for quality and respectability.

Secretary Lorant stated that the proposed project represents a good use of the property.

Vice Chairperson Sabol noted that the developers are actively listening and emphasized the importance of public engagement and feedback.

Commissioner Barry commented that the Village's density is already tight and raised concerns about weak infrastructure in both the Village and Orion Township. He also cited increased traffic, budgetary challenges, wetland concerns, and the future affordability of living in Lake Orion.

Village Manager McClary thanked attendees for participating in the Public Hearing and expressed appreciation to the Board of Trustees and the Orion Township Planning Commission. He clarified that no decisions would be made that evening and encouraged residents to attend upcoming Planning Commission meetings at the Village.

Dominic Mocerri of Mocerri Homes addressed concerns raised by both the public and various boards. Regarding traffic, he noted that much of the congestion on M-24 is due to pass-through traffic rather than local development. He acknowledged the high cost of living in Lake Orion but emphasized that the goal of the project is to provide attainable housing options.

He clarified that while the roads within the development will be maintained by a private association, they will remain public, as will the easements. He also responded to questions about a proposed trail leading to Paint Creek, confirming that it will be open to the public. Additionally, he stated that the development team plans to preserve as many trees as possible throughout the project.

*Vice Chairperson Sabol closed the public hearing at 8:26 PM.*

#### **4. Adjournment**

**MOTION** made by Village Council Member Lamb, Seconded by Secretary Lorant to adjourn the June 18, 2025 Planning Commission Special Meeting.

**AYES:** Sabol, Lorant, Dunn, Barry, Lamb, McClary

**NAYS:** None

**ABSENT:** Zsenyuk, Rutt

**MOTION:** Carried

The June 18, 2025, Special Meeting of the Village of Lake Orion Planning Commission adjourned at 8:26 PM.

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Henry Lorant  
Secretary

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Sonja Stout  
Clerk/Treasurer

Date Approved: as presented August 4, 2025