



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: October 6, 2025

TOPIC: Special Land Use Review:
VLO.25.001 – Eastport Village Mixed Use Project

BACKGROUND BRIEF: The applicant, Mocerri Lake Orion, LLC, is proposing an interjurisdictional, multi-use development on 11.68 acres of land – a site currently occupied by Jacobsen’s Flowers. Of that total acreage, only 2.32 acres are located within the Village, which is currently vacant and zoned for MU, Mixed Use with a Height Overlay closer to M-24. The remaining portion of the site (9.36 acres) is located within Orion Township. As such, the project will be reviewed under each jurisdiction’s Zoning Ordinance’s for those uses and structures within their respective portions of the site. An intergovernmental agreement is being drafted to delegate the administration, review, and maintenance of shared infrastructure on the site, including utilities, public services, stormwater management, grading and paving.

The Village portion of the site is proposed to contain eight (8) single-family, detached dwelling units, which are considered a Special Land Use (SLU) in the MU District. A portion of a parking lot serving a proposed retail use within the Township site is also shown within the Village. To achieve the desired development proposed within the Township, the applicant has applied for Planned Unit Development (PUD) Concept review under the Township’s ordinances. The entire development is proposed to contain 48 single-family detached dwellings, 11 townhouse dwellings, and an 8,400 sq ft. retail building.

Before the Planning Commission tonight is the review of the special land use standards for the proposed detached residential dwellings located within the Village.

SUMMARY OF PREVIOUS COMMISSION ACTION: On June 18, 2025, a special meeting and joint public hearing was held with the Orion Township Planning Commission. This meeting fulfilled the Village Zoning Ordinance and state law requirement to hold a public hearing when considering a proposed special land use.

FINANCIAL IMPACT: None.

RECOMMENDED MOTION: It is recommended that any special land use approval granted by the Planning Commission be contingent upon the following:

- A. The developer implementing all necessary traffic mitigation measures cited in the traffic impact study to ensure the traffic level of service (LOS) does not decrease from the current LOS as a result of the project.
- B. The project receiving site plan approval.