



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: October 6, 2025

TOPIC: Condominium Conversion Review:
VLO.25.004 – Snug Harbor Orion Multiple Family Project

BACKGROUND BRIEF: On May 6, 2024, the Planning Commission granted the applicant, Mocer Lake Orion, LLC, preliminary site plan approval for the construction of a multiple family structure comprised of two (2) one-story dwelling units and two (2) two-story dwelling units at 160 Heights Road. The building also included two (2) two-car garages and two (2) one-car garages along with rear/waterfront patios and balconies and three (3) docks with capacity for a total of six (6) boat slips. Through the administrative final review process the applicant submitted revised plans and was ultimately granted final site plan/engineering civil construction plan approval in September 2024.

The original review and approval process was for the four (4) unit multiple family structure to be under single ownership and have the units available on a for-lease basis. The developer/applicant has now requested to establish the structure and site as a condominium to allow for the sale of each to individual owners.

Before the Planning Commission tonight is the review of the condominium documents for compliance with the Zoning Ordinance and all other applicable Village ordinances.

SUMMARY OF PREVIOUS COMMISSION ACTION: As noted above, the Planning Commission granted preliminary site plan approval on May 6, 2024 and final site plan/engineering civil construction plan approval was granted in September 2024.

FINANCIAL IMPACT: None.

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

1. The Master Deed being revised to include the amendment review and approval requirements as noted in the October 1, 2025 McKenna review letter paragraph E.1.a.
2. The condominium documents being revised based on the Engineer's comments and receiving their final review and approval.
2. The condominium documents being revised based on the Fire Marshal's comments and receiving their final review and approval.