



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, March 02, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Monday, March 2, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Vice Chairperson Edward Sabol at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Vice Chairperson Edward Sabol

Commissioner Larry Dunn

Commissioner James Barry

Commissioner Matt Craig

Commissioner Teresa Rutt

Commissioner Michael Lamb (arrived at 6:32 PM)

Commissioner/Administrative Official Darwin McClary

ABSENT

Chairperson James Zsenyuk

Secretary Hank Lorant

STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel

Clerk/Treasurer Sonja Stout

DDA Executive Director Matt Gibb

4. Approval of Agenda

MOTION made by Commissioner Rutt, Seconded by Commissioner Dunn to approve the agenda for the March 2, 2026 Planning Commission Regular Meeting.

AYES: Sabol, Dunn, Barry, Craig, Rutt, McClary

NAYS: None

ABSENT: Lamb, Zsenyuk, Lorant

MOTION: Carried

5. Approval of Minutes

A. Approval of February 2, 2026, Planning Commission Regular Meeting Minutes

MOTION made by Commissioner Barry, Seconded by Commissioner Dunn to approve the February 2, 2026 Planning Commission Regular Meeting Minutes, as presented.

AYES: Sabol, Dunn, Barry, Craig, Rutt, McClary

NAYS: None

ABSENT: Lamb, Zsenyuk, Lorant

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Public Hearing

None.

8. Old Business

None.

9. New Business

Commissioner Lamb arrived at 6:32 pm.

A. Lumber Yard at Paint Creek Planned Unit Development Eligibility

Planner VanBoxel provided an overview of the proposed Planned Unit Development (PUD) eligibility request for the Lumberyard property located at 215 S. Broadway, submitted by DDA Executive Director Gibb on behalf of the Lake Orion Downtown Development Authority. He explained that this request represents the first formal step in the PUD process and that the site consists of four parcels.

Planner VanBoxel reviewed the five eligibility criteria required for a PUD:

1. The parcels must be contiguous;
2. The development must provide at least three public benefits;
3. The project must not result in an unreasonable increase in the use of public services or facilities;
4. The development must align with the goals and objectives of the Village Master Plan; and
5. The project must be under single ownership or control.

Planner VanBoxel stated that the four parcels are contiguous and that the application identifies multiple public benefits, including mixed-use features, open space, redevelopment of the site, and mitigation improvements. He indicated that no unreasonable burden on public services, facilities, or utilities is anticipated. Planner VanBoxel further stated that the proposal aligns with

the Village Master Plan by supporting revitalization of the historic character of the Village, encouraging high-quality design and local business growth, maximizing land use potential, improving public spaces, supporting economic vitality, enhancing infrastructure, and promoting efficient and safe parking systems. He also noted that the project would be under unified control with a single entity responsible for completion in accordance with the ordinance.

Based on his review, Planner VanBoxel recommended that the Planning Commission forward a recommendation of PUD eligibility to the Village Council.

Commissioner Rutt stated that if the eligibility criteria are met as presented, she did not see an objective reason to deny the preliminary eligibility request.

Commissioner Barry inquired about the difference between pursuing development under the existing Mixed Use (MU) district versus the PUD option, and how denial of the PUD might affect the project.

DDA Executive Director Gibb explained that the primary difference would involve stormwater compliance requirements and overall site footprint, noting that the development would likely be reduced if the PUD option were not approved.

Commissioner Dunn stated that based on the presentation, the proposal appears to meet the eligibility guidelines.

Commissioner Lamb expressed concern regarding prior approved projects that have not yet been constructed and questioned the feasibility, timing, and cost considerations of the proposed project.

Commissioner/Administrative Official McClary clarified that the matter before the Planning Commission was a recommendation of eligibility to the Village Council and that project cost considerations fall under the purview of the DDA Board. He then raised several questions regarding the application.

Commissioner/Administrative Official McClary requested clarification regarding the proposed gravel surface improvements. DDA Executive Director Gibb stated that he had consulted with the Fire Department regarding permeable surfaces to assist with MS4 stormwater permit requirements and MDOT permitting. Commissioner/Administrative Official McClary indicated that compliance with zoning requirements for parking areas would need to be reviewed.

Commissioner/Administrative Official McClary also inquired about project phasing. DDA Executive Director Gibb stated that Phase 1 would consist of public space improvements, with Phase 2 including commercial development and utility work. He indicated that a third phase is not anticipated. Mr. Gibb stated the projected completion date for full commercial development is March 2027, with public facilities anticipated to open earlier upon issuance of Certificates of Occupancy which should be in September.

Commissioner/Administrative Official McClary further inquired about traffic patterns and expressed a desire for a more definitive study. DDA Executive Director Gibb indicated that a traffic analysis has been completed. He explained that due to budget constraints, a full site plan

was not submitted at this time and requested clarification regarding whether certain non-site plan related work, such as restoration of power, could proceed prior to full site plan approval. Planner VanBoxel clarified that the current request is limited to PUD eligibility.

DDA Executive Director Gibb stated that the application was submitted for eligibility and conceptual planning, with the intent to proceed to preliminary and final PUD approvals at later stages. Commissioner/Administrative Official McClary indicated that certain administrative discussions may be appropriate to facilitate project progression.

Commissioner Barry expressed concern regarding the length of the PUD approval process and inquired about opportunities to expedite the timeline.

Commissioner Craig stated support for pursuing the PUD process but expressed concerns regarding project cost and timing.

DDA Executive Director Gibb noted that soil testing indicates the soil conditions limit removability of surface materials.

Commissioner Lamb stated that timing is not dependent on whether the project proceeds as Mixed Use or PUD, but expressed concern regarding the overall approach and likelihood of success.

MOTION made by Commissioner Rutt, Seconded by Commissioner/Administrative Official McClary that the Planning Commission recommend approval of PUD Eligibility for the property located at 215 S. Broadway to the Village Council, based on the information submitted, and that this recommendation provide direction to the applicant in anticipation of a full PUD Preliminary Plan submittal, with the understanding that all required approvals must be obtained, including but not limited to those from the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies as required during the PUD process.

AYES: Sabol, Dunn, Barry, Craig, Rutt, Lamb, McClary

NAYS: None

ABSENT: Zsenyuk, Lorant

MOTION: Carried

B. Monthly Planning and Zoning Report – February 2026

Planner VanBoxel provided an update to the planning commission that included the new proposed schedule with working at the Township offices, he also provided an update on the current projects, Tax Exempt Parcels and Village ROW Inventory along with the Master Plan-Strategic Action Plan.

Commissioner Lamb expressed concern regarding maintaining Village involvement and accessibility while planning staff are working out of the Orion Township offices.

Commissioner/Administrative Official McClary stated that the planners will be available in the Village offices during the last two hours of each workday.

Commissioner Lamb stated that he has been reviewing the zoning compliance report and inquired whether the Commission wished to consider reviewing the generator ordinance based off of the number of complaints he has been receiving. Commissioner/Administrative Official McClary stated that the current ordinance language may be somewhat vague and could be clarified or strengthened but would require a motion made by the Planning Commission to direct the planners any direction in modifying the current ordinance pertaining to the generators.

MOTION made by Commissioner Lamb, Seconded by Commissioner/Administrative Official McClary to direct the McKenna Planners to review the existing ordinance that pertains to generators and report back to the Planning Commission at a later date.

AYES: Sabol, Dunn, Barry, Craig, Rutt, Lamb, McClary

NAYS: None

ABSENT: Zsenyuk, Lorant

MOTION: Carried

MOTION made by Commissioner Rutt, Seconded by Commissioner/Administrative Official McClary to receive and file the February 2026 monthly planning and zoning reports.

AYES: Sabol, Dunn, Barry, Craig, Rutt, Lamb, McClary

NAYS: None

ABSENT: Zsenyuk, Lorant

MOTION: Carried

10. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner/Administrative Official McClary provided an update to the zoning ordinance amendments motion from the previous meeting and stated they will be on the April meeting pending attorney review and completing the noticing requirements.

Commissioner Barry asked for clarification about a trailer ordinance discussed in a previous meeting.

11. Next Regular Meeting - April 6, 2026

12. Adjournment

MOTION made by Commissioner Rutt, Seconded by Commissioner Lamb to adjourn the Monday, March 2, 2026 Regular Planning Commission meeting meeting at 7:23 PM.

AYES: Sabol, Dunn, Barry, Craig, Rutt, Lamb, McClary

NAYS: None

ABSENT: Zsenyuk, Lorant

MOTION: Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Date Approved: April 6, 2026