



COUNCIL ACTION SUMMARY SHEET

MEETING DATE: June 22, 2026

TOPIC Preliminary PUD Plan Review – Lumber Yard at Paint Creek Development; 215 S Broadway

BACKGROUND BRIEF:

The proposed Lumber Yard at Paint Creek project is located at 215 South Broadway within the Village of Lake Orion. The applicant is requesting Preliminary Plan approval based on the Planned Unit Development (PUD) provisions of the Village Zoning Ordinance.

The property, historically used as a lumber yard, is located adjacent to Paint Creek and presents unique site characteristics, including proximity to the waterway, potential environmental constraints, and redevelopment of a former industrial site. These conditions may limit conventional development and may justify flexibility through the PUD process.

The purpose of the PUD option is to encourage coordinated site design, preservation of natural features, and enhanced public benefits that may not otherwise be achieved under standard zoning requirements.

Eligibility for a PUD project was discussed on March 2, 2026, when the Planning Commission recommended approval to Village Council.

On March 23, 2026, the Village Council determined the project was eligible for PUD status. The next required step is Preliminary Plan review, which was on the June 1, 2026, Planning Commission meeting agenda.

SUMMARY OF PREVIOUS PLANNING COMMISSION ACTION:

At their June 1, 2026, meeting, the Planning Commission recommended approval with conditions of the PUD Preliminary Plans, on the condition the applicant provides survey and development plans with a scale of 1"=40'.

FINANCIAL IMPACT: None.

RECOMMENDED MOTION:

To approve the PUD Preliminary Plans for the Lumber Yard at Paint Creek Development Project, property located at 215 S. Broadway, as recommended by the Lake Orion Planning Commission on June 1, 2026, with the following conditions: (1) 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; and (2) the applicant will be permitted to provide survey and development plans with a scale of 1"=40'.