

Planning Commission 2021 Annual Planning Report

Planning Commission · Village of Lake Orion, Michigan

Introduction and Purpose

As required per the Michigan Planning Enabling Act (MPEA) PA 33 of 2008, as amended, the Planning Commission shall submit a report of its 2021 activities.

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body and allows for the anticipation of upcoming priorities. The Commission's Annual Report is a summary and status report of planning activities over the past year and is a communication tool to share recent achievements and plans for future community goals.

Membership

We thank the following Commission members for their time commitment and contributions:

- James E. Zsenyuk, Chairperson
- James F. Cummins, Vice Chairperson
- Henry Lorant, Secretary
- Kenneth Van Portfliet, Council President
- Michael Lamb, Council Representative
- Robert Reighard, Commissioner
- Edward Sabol, Commissioner
- Nick Smith, Commissioner
- Joe Young, Village Manager

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

Meetings

The Village of Lake Orion Planning Commission met twelve times in 2021. This meets the requirements of the MPEA, which requires a minimum of four meetings annually. Due to the COVID-19 pandemic, some of the meetings in 2021 were held virtually (via Zoom Video Conferencing) in accordance with the Governor's Orders and the Open Meetings Act, PA 267 of 1976.

The public is welcome to attend all Planning Commission meetings and the “hearing of the public” is an agenda item at every meeting.

1. Monday, February 1, 2021
2. Monday, March 1, 2021
3. Monday, April 5, 2021
4. Monday, May 3, 2021
5. Monday June 7, 2021
6. Tuesday, July 6, 2021
7. Monday, August 2, 2021
8. Tuesday, September 7, 2021
9. Monday, October 4, 2021
10. Monday, November 1, 2021
11. Thursday, November 18, 2021
12. Monday, December 6, 2021



2021 in Review

The following tables outline the various development reviews (site plan, special land use, etc.), variances and Zoning Ordinance and map amendments (rezonings) that were considered by the Village in 2021. The Planning Commission also undertook a review and amendment to the Village's Master Land Use Plan.

Development Reviews

Date	Project Type	Location	Description	Status
March 1, 2021	Land Division	407 Newton Drive	Recommendation to Village Council to approve the land division.	Approved
March 1, 2021	Land Division	Lake Street ROW	Recommendation to Village Council to approve the land division.	Approved
June 7, 2021	Site Plan	453 S. Broadway Street	Re-occupancy of the former Broadway Grille restaurant for a marihuana retailer, with façade and site improvements.	Approved
July 6, 2021	Site Plan	44 E. Flint Street	Pay to park parking lot, with landscaping and lighting.	Approved
August 2, 2021	Planned Unit Development (PUD)	141 Elizabeth Street	Three-story apartment complex with 16 units.	In preliminary phase of PUD process
September 7, 2021	Planned Unit Development (PUD)	55 Elizabeth Street	Restoration of the former Ehman Center into a residential complex, with an additional building planned to the west.	In final development phase of PUD process
October 4, 2021	Land Division	415 / 421 Lake Street	Recommendation to Village Council to approve the land division.	Approved
October 4, 2021	Land Division	132 / 144 Florence Street	Recommendation to Village Council to approve the land division.	Approved

Variance Reviews (All Dimensional Variances)

Date	Location	Description	Status
February 18, 2021	448 Bellevue Avenue	Construct a new attached garage to an existing dwelling with less than the minimum required front yard setback.	Approved
June 3, 2021	597 East Flint	Construct ten, two-story, two-bedroom townhouse units with less than the minimum required front yard setback.	Tabled
August 5, 2021	157 Highland Avenue	Construct a second story deck on the front of an existing single-family residential dwelling within the required front yard setback.	Denied
October 28, 2021	550 North Shore Drive	Allow for the construction of numerous retaining wall systems (varying in height from 16" to 50") within the required waterfront yard.	Approved
December 16, 2021	146 Bellevue Avenue	Demolish an existing dwelling and construct a new dwelling with an attached garage within the required front yard setback, and both side yard setbacks.	Tabled



Zoning Map and Zoning Ordinance Amendments

Parcels #09-02-403-019, #09-02-433-001, and #09-02-433-002 at the intersection of Elizabeth Street and N. Lapeer Street, were approved for a rezoning from the RV, Village Single-Family Residential District to the RM, Multiple-Family Residential District.

Ordinance No. 26.103 Text Amendment to the Zoning Ordinance, Section 12.02: Schedule of Regulations (Dimensional Standards of the RM, Multiple-Family Residential District), to increase the maximum density to 15 dwelling units per acre.

Ordinance No. 26.104: Text Amendment to the Zoning Ordinance, Article 11: Planned Unit Development (PUD) Text Amendment to streamline the review process and remove the additional 20% density bonus stipulation.

Looking Ahead: 2022 Work Plan

In the coming year, the following are projects for the Planning Commission to consider:

Complete Zoning Ordinance Update

That there are several impractical and contradictory standards throughout the Zoning Ordinance which an update would alleviate. The Redevelopment Ready Communities (RRC) also has several recommendations for text amendments as part of their certification maintenance.

Sign Ordinance Update and Incorporation Into Zoning Ordinance

The Village may wish to review and amend the sign ordinance to comply with the 2015 Supreme Court ruling regarding sign content in Reid vs. Gilbert. The sign ordinance should also be incorporated into the zoning ordinance as it's currently found in the code of ordinances.