

Planning Commission 2022 Annual Planning Report

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 2022 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
- Michael Lamb, Council Representative
- Kenneth VanPortfliet, Council Representative
- Larry Dunn, Commissioner
- Edward Sabol, Commissioner
- Nick Smith, Commissioner

“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.”

- MPEA, PA 33 of 2008, as amended

Meetings

The Village of Lake Orion Planning Commission met eleven times in 2022; this meets the requirements of the MPEA, which requires a minimum of four meetings annually. The meetings were held in accordance with 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, January 3, 2022
2. Monday, February 7, 2022
3. Monday, March 7, 2022
4. Monday, April 4, 2022
5. Monday May 2, 2022
6. Monday May 16, 2022
7. Tuesday, June 6, 2022
8. Monday, August 1, 2022
9. Tuesday, September 6, 2022
10. Monday, October 3, 2022
11. Monday, November 7, 2022



2022 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 2022:

Development Reviews

Date	Project Type	Location	Description	Status
March 7	Planned Unit Development (PUD)	141 Elizabeth Street	3-story apartment complex with 16 units	Recommended approval to Village Council
April 4	Land Division	217 / 235 Peninsular Avenue	Recommendation to Council to approve the land division	Approved
May 2	Planned Unit Development (PUD)	215 S. Broadway Street	Mixed-use development	Did not meet PUD eligibility; application withdrawn
May 16	Site Plan	256 S. Broadway	Orion Boat House Restaurant Renovation	Approved
June 6	Planned Unit Development (PUD)	Starboard	Mixed-use development	Recommended approval of PUD eligibility to Village Council
October 3	Site Plan	Mystic Cove 440, 458, & 468 S Broadway and 46, 138, and 150 Heights	Live/work units and stacked town homes	Approved
October 3	Site Plan	Constellation Bay 270, 272, 284, 292, 302, 312, 314, and 324 S. Broadway	Live/work units and stacked town homes	Approved

Variance Reviews (all dimensional variances)

Date	Location	Description	Status
January 20	630 Detroit Avenue	Construct a second story addition on top of an existing non-conforming residence within the side yard setback. Variance of 3.91 feet is requested.	Approved
April 21	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.	Approved
May 19	614 Detroit Avenue	Construct a deck within the side yard setbacks and over maximum lot coverage.	Postponed
June 16	614 Detroit Avenue	Construct a deck over the maximum lot coverage.	Approved
August 18	373 North Shore	Construct a second story deck on the front of an existing single-family residential dwelling within the front yard setback, exceeds maximum lot coverage, and garage setback.	Denied

Zoning Map & Zoning Ordinance Amendments

- Ordinance No. 26.109 Text Amendment to the Zoning Ordinance, Section 20.00: Violations and Penalties, to define Penalties, penalties for misdemeanors and Ordinance Enforcement officer.
- Text Amendment to the Zoning Ordinance, Section 13.11 (Accessory Buildings and Structures), to clarify the standards for boat houses in subsection 13.11(D)(3)(g). Was not approved.





Looking Ahead: 2023 Work Plan

Since having a vision (i.e. planning) and increased tax revenue and quality of life (i.e. economic development) go hand in hand, this work plan features projects for both. The 2023 Proposed Work Plan outlines planning and economic development goals for the next year. The following list of projects for the Planning Commission and Village Council to consider is based on feedback from the administration, Redevelopment Ready Community (RRC) best practices, and our professional planning expertise:

Complete Zoning Ordinance Update

The Redevelopment Ready Communities has several recommendations for text amendments as part of their certification maintenance. Specifically, the Lake Orion Zoning Ordinance could be improved, both as a user-friendly document for the public and potential developers, but more importantly, the standards in the current code are outdated and would benefit from a fresh approach through the lens of sustainability, equity, inclusiveness, and accessibility. There are several impractical and contradictory standards throughout the Zoning Ordinance which an update would alleviate. This could also include updates to the sign ordinance (which is separate from the zoning code).

Mobility Planning

Mobility is a critical factor underlying sustainability and has a significant effect on the quality of life in communities. At its most basic level, mobility is about getting people from one place to another. However, that is not all it encompasses; it also includes how people get around within areas for both work and leisure activities such as shopping, dining out, or visiting recreational areas.

A Mobility Plan is a community-wide plan that addresses the challenges in mobility (e.g. congestion, safety, access management, poor infrastructure) and how we can make improvements to enhance everyday quality of life. The ease with which people can go about their lives without having to use motorized vehicles is an important feature for many municipalities. The more people who can move around without cars, the better cities are for the environment, public health, and even for our mental health. Such a Mobility Plan would also compliment the idea of Complete Streets.

RRC Action Plan

The RRC program requires an annual update on the Village's progress to effectuate the Master Plan vision. While the Village has a master plan, it does not have a dedicated and strategic, action plan to address both short- and long-term objectives.

