



MINUTES

REGULAR MEETING OF THE LAKE ORION BOARD OF ZONING APPEALS

Thursday, December 7, 2023

7:30 PM

Lake Orion Village Hall Council Chambers

21 East Church Street

LAKE ORION, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Thursday, December 7, 2023 Regular Meeting of the Lake Orion Board of Zoning Appeals was called to order in the Lake Orion Village Hall Council Chambers located in the 21 East Church Street, Lake Orion, MI 48362 by Chairperson Brenton Bailo at 7:30 PM followed by the Pledge of Allegiance.

2. Roll Call and Determination of Quorum

Attendee Name	Organization	Title	Status	Arrived
Brenton Bailo	Village of Lake Orion	Chairperson	Present	
Mary Chayka-Crawford	Village of Lake Orion	Vice Chairperson	Excused	
Raymond Putz	Village of Lake Orion	Board Member	Excused	
Henry Lorant	Village of Lake Orion	Board Member	Present	
Bradley Mathisen	Village of Lake Orion	Secretary	Present	

Others present:

Gage Bielko, Planner

Susan Galeczka, Village Clerk

Mary Jo Pachla, Recording Secretary

3. Designation of Alternate, as necessary

None.

4. Approval of Agenda

1. **Motion to:** Approve the Board of Zoning Appeals Agenda of December 7, 2023 as presented

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Henry Lorant, Board Member
SECONDER:	Bradley Mathisen, Secretary
AYES:	Bailo, Lorant, Mathisen
EXCUSED:	Chayka-Crawford, Putz

5. Approval of Minutes

- A. Board of Zoning Appeals Regular Meeting Minutes -June 16, 2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Henry Lorant, Board Member
SECONDER:	Bradley Mathisen, Secretary
AYES:	Bailo, Lorant, Mathisen
EXCUSED:	Chayka-Crawford, Putz

RESOLVED: To approve the Thursday, June 16, 2022 regular meeting minutes of the Board of Zoning Appeals (BZA) as presented.

6. Public Comments on Non-Agenda Items Only

Let the record show no public comments were received.

7. Review of BZA Order of Procedure for Handling Appeals - Initial Consideration

8. Action Items

- A. Election of Officers

Chairperson Bailo nominated Bradley Mathisen to be the Chair for the upcoming year. Mathisen seconded and accepted the nomination. The vote was unanimous to elect Bradley Mathisen as Chairperson.

Chairperson Bailo nominated Raymond Putz to be Vice Chairperson for the upcoming year. Secretary Mathisen seconded the nomination. The vote was unanimous to elect Raymond Putz as Vice Chairperson.

Secretary Mathisen nominated Dr. Brenton Bailo to be the Secretary for the upcoming year. Chairperson Bailo seconded and accepted the nomination. The vote was unanimous to elect Dr. Brenton Bailo as Secretary.

B. Adoption of Board of Zoning Appeals By-Laws

Chairperson Bailo directed the Board to review the proposed Bylaws, noting that these were the procedures that the Board has already been undertaking.

Secretary Mathisen questioned the proposal for Article IV regarding a date change for the meetings.

Clerk Galeczka noted that the proposed change to Tuesday was a suggestion for the Board's consideration if it would work for the Board members.

Mr. Bielko stated that whatever the Board decides will be reflected in the motion for the proposed agenda dates, the next item to be considered.

Mr. Lorant stated that Tuesdays would pose a problem as it conflicts with other Village meetings.

Chairperson Bailo suggested the meetings be kept on Thursdays, but begin at 6:30 p.m. Board members concurred.

Secretary Mathisen moved to adopt the proposed bylaws. The motion was seconded by Mr. Lorant. The proposed Bylaws were adopted by unanimous vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bradley Mathisen, Secretary
SECONDER:	Henry Lorant, Board Member
AYES:	Bailo, Lorant, Mathisen
EXCUSED:	Chayka-Crawford, Putz

C. Adopt Resolution Establishing 2024 Board of Zoning Appeals Meeting Schedule

Chairperson Bailo noted that two options were provided for the meeting schedule for 2024. Option 1 was to meet once a month on the first Thursday; Option 2 was to meet on the second and fourth Thursday. He noted that per the Board's discussion, the meetings would begin at 6:30 p.m.

Clerk Galeczka noted that the Board previously decided on two meetings a month due to the publication deadlines and scheduling of cases. In the event that the noticing did not align with publication deadlines, applicants often had to wait over a month for their appeal to be heard. The other option was to call a special meeting in lieu of a set second meeting each month.

Mr. Lorant concurred with scheduling one meeting for the first Thursday of the month, and calling a special meeting if required.

Chairperson Bailo noted that July 4 was the first Thursday.

Clerk Galeczka responded that a special meeting could be scheduled for an alternate date in July if needed.

Secretary Mathisen moved Option 1 with meetings beginning at 6:30 p.m. Chairperson Bailo seconded the motion. The vote was unanimous and Option 1 was adopted with meetings beginning at 6:30 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bradley Mathisen, Secretary
SECONDER:	Brenton Bailo, Chairperson
AYES:	Bailo, Lorant, Mathisen
EXCUSED:	Chayka-Crawford, Putz

RESOLVED: To adopt the 2024 regular meeting schedule of the Lake Orion Zoning Board of Appeals as follows:

Q THURSDAY, JANUARY 4, 2024
THURSDAY, FEBRUARY 1, 2024
THURSDAY, MARCH 7, 2024
THURSDAY, APRIL 4, 2024
THURSDAY, MAY 2, 2024
THURSDAY, JUNE 6, 2024
JULY: No Meeting Scheduled
THURSDAY, AUGUST 1, 2024
THURSDAY, SEPTEMBER 5, 2024
THURSDAY, OCTOBER 3, 2024
THURSDAY, NOVEMBER 7, 2024
THURSDAY, DECEMBER 5, 2024

**ALL MEETINGS WILL BE HELD AT THE
VILLAGE OF LAKE ORION COUNCIL CHAMBERS
21 E. CHURCH STREET
LAKE ORION, MICHIGAN
AND BEGIN AT 6:30 PM**

BE IT FURTHER RESOLVED: To direct the Village Clerk to post the public notice of the regular meeting schedule in accordance with Section 5(2) of the Michigan Open Meetings Act.

9. Next Regularly Scheduled BZA Meeting

Clerk Galeczka noted that there were no agenda items scheduled for December 21, 2023 and this meeting would be cancelled.

Secretary Mathisen congratulated Clerk Galeczka on her upcoming retirement, noting that she will be missed. He thanked her for her work for the Village and all the assistance she provided during his times on the Board.

10. Adjournment

1. **Motion to:** Adjourn the Board of Zoning Appeals Meeting at 7:46 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Henry Lorant, Board Member
ECONDER:	Bradley Mathisen, Secretary
AYES:	Bailo, Lorant, Mathisen
EXCUSED:	Chayka-Crawford, Putz

Brad Mathisen
Secretary

Mary Jo Pachla
Recording Secretary

Susan C. Galeczka, CMC CMMC
Village Clerk

Date Approved: _____