



MINUTES

REGULAR MEETING OF THE LAKE ORION PLANNING COMMISSION

Monday, November 6, 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 Monday, November 6, 2023 Regular Meeting of the Lake Orion Planning Commission was called to order in the Lake Orion Village Hall Council Chambers located in the 21 East Church Street, Lake Orion, MI 48362 by Vice Chairperson George Dandalides at 7:30 PM followed by the Pledge of Allegiance.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

Attendee Name	Organization	Title	Status
James E Zsenyuk	Village of Lake Orion	Chairperson	Excused
George Dandalides	Village of Lake Orion	Vice Chairperson	Present
Henry Lorant	Village of Lake Orion	Secretary	Present
Larry Dunn	Village of Lake Orion	Commissioner	Present
Michael Lamb	Village of Lake Orion	Village Council Representative	Present
Darwin D. P. McClary	Village of Lake Orion	Commissioner/ Administrative Official	Present
Jerry Narsh	Village of Lake Orion	Council President	Excused
Edward Sabol	Village of Lake Orion	Commissioner	Present
Nick (Stephen) Smith	Village of Lake Orion	Commissioner	Present

STAFF PRESENT:

- Susan Galeczka, Village Clerk
- Gage Belko, McKenna, Village Planner
- Susan McCullough, Recording Secretary
- Danielle Smith, Recording Secretary

4. Approval of Agenda

- A. **Motion to:** Approve the Monday, November 6, 2023 Planning Commission Agenda as presented.

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Edward Sabol, Commissioner
SECONDER:	Henry Lorant, Secretary
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

5. Approval of Minutes

- A. Planning Commission Regular Meeting Minutes - October 2, 2023

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Larry Dunn, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

RESOLVED: To approve the Planning Commission regular meeting minutes of Monday, October 2, 2023, as presented.

6. Public Comments on Non-Agenda Items Only

Dominic Mocerì, representing Mocerì Companies, shared that Mystic Cove was awarded Multi-Family Development of the Year at the recent Commercial Real Estate awards.

7. Old Business

- A. PC-23-005 - Starboard Orion Site Plan Review #2

Starboard Orion is a site plan request for a 12-unit multiple-family development at 10 S. Park Boulevard. The site contains three parcels (09-02-460-032, 09-02-460-033, and 09-02-460-036), southwest of the Flint Street and S. Park Boulevard (M-24) intersection. The project scope includes the following:

- Demolition of two former marina buildings;
- Construction of 11 townhouses in a new 3-story building fronting on S. Park Boulevard;
- Rehabilitation of an existing boathouse into a one-unit dwelling;
- Improvements to the Lake Orion boardwalk frontage;
- Harbormaster building to be used as continued office space.

Planner Belko reviewed the memorandum dated 10/25/2023 from McKenna, which is attached and incorporated as a part of these minutes.

Dominic Mocerì, Mocerì Homes, and Dominic Tringali, Dominic Tringali Architects, Inc. presented the applicant's proposal and were available to answer any questions of the Commission.

Mr. Tringali addressed the following:

- 1) The applicant's interpretation of the Village's Zoning Ordinance requirement with regard to the Board of Zoning Appeals;
- 2) The applicant's commitment that the docks will be leased exclusively to residents and not to members of the public; and
- 3) The boathouse will remain as it is currently, and will be addressed at a later date.

MOTION:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Lamb, Village Council Representative
SECONDER:	Edward Sabol, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

RESOLVED: To approve the preliminary site plan for Starboard Orion at 10 S. Park Boulevard (Parcel #s (09-02-460-032, 09-02-460-033, and 09-02-460-036), subject to the following items being addressed by the Planning Commission:

- Waiver of the plant diversity requirements for the proposed landscaping is granted.
- Building materials samples are provided and approved.

FURTHER RESOLVED: the Planning Commission recommends that the preliminary site plan be approved, subject to the following items being addressed administratively during final site plan approval:

- Pedestrian connections through the site are clearly shown (boardwalk access).
- Open space calculations are revised to include only areas within the project site (not in the right-of-way).
- Complete screening of the parking area from Greens Park is provided along the southern property line.
- The proposed site layout for trash collection is approved by the anticipated waste management service.

- Preliminary stormwater management is approved by the Village Engineer; detailed engineering review and approval is required prior to submitting for building permits.
- A note is included on the site plan stating future improvements to the boathouse and harbormaster structures will be limited to 50% of the true cash value over the previous 12 months, subject to review and approval by the Township Building Official.
- The docks, as proposed, are to be leased exclusively to residents of the development.

FURTHER RESOLVED: The Planning Commission recommends that the preliminary site plan be approved, subject to the following items being addressed by the appropriate bodies, prior to administrative review and approval of the final site plan:

- Village Council approves the proposed emergency access (T-turn) and pedestrian plaza encroachment into the right-of-way.

FURTHER RESOLVED: Should the approvals from the Board of Zoning Appeals and the Village Council not be granted, substantial changes to the proposed site layout will be required. If necessary, the Planning Commission recommends that the applicant address the concerns noted in the staff review letters on an amended site plan and request approval from the Planning Commission at that time.

8. New Business

A. Park Island Rezoning Request

At the October 2, 2023 regular Planning Commission meeting, **Mr. Matt Phillips, 96 Park Island Drive, Lake Orion**, submitted a petition signed by fifty-two (52) residents of Park Island Drive, expressing their support to immediately rezone the section of Park Island Drive from the bridge to M-24 from Multiple Family Residential to Single Family Residential. At that time, the Planning Commission requested this item be placed on this agenda for discussion.

Matt Phillips, 96 Park Island Drive, addressed the Commission and shared the concerns residents have if a rezoning does not take place. Those issues include population density, lake density, and a deterioration in road conditions. Mr. Phillips further stated that some of the parcels in question do not conform to current zoning regulations.

Robert Reighard, 328 S. Broadway, spoke in opposition to the proposed rezoning.

Planner Belko stated that according to Section 1905(B)(2)(H) of the ordinance, the Planning Commission cannot rezone property without the consent of the property owners.

Village Manager McClary stated that the Planning Commission could consider a rezoning request made by individual property owners on a case-by-case basis.

It was the consensus of the board not to move forward with the proposed rezoning of Park Island Drive from the bridge to M-24.

B. McKenna Planning and Zoning Report - October 2023

Gage Belko, Village Planner, McKenna, reviewed McKenna's Planning and Zoning Report for October and answered questions from the Commission.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Nick (Stephen) Smith, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

RESOLVED: To receive and file the McKenna October 2023 Planning and Zoning Report dated October 31, 2023.

9. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Smith commented on the Park Island rezoning and stated that he understands the concern and desire to rezone. He believes the Master Plan may add more barriers and advises the Commission to take note of what challenges could present themselves in the future.

Secretary Lorant reminded everyone to vote tomorrow (November 7, 2023).

Commissioner Lamb commented on his opposition of a short-term rental ordinance and believes an individual has the right to rent their home out to someone. He added that he would rather see the ordinance handled as a hotel/motel ordinance. He also encouraged the community to learn about economic development and how it is supposed to benefit the community. Commissioner Lamb stated that he appreciates the residents attending the meeting and thanked Manager McClary for his support.

Commissioner Dunn commented on the Starboard project and is happy to see it moving forward. He complemented Mocer Company on their sense of urgency to complete the project.

Vice Chair Dandalides commented on the Park Island rezoning request and believes the board made the right decision in not having this be a planning commission-led project.

10. Next Regular Planning Commission Meeting - December4, 2023

Vice Chairperson Dandalides stated that the next regular Planning Commission meeting will be held on Monday, December 4, 2023 at 7:30 PM.

11. Adjournment

- A. **Motion to** adjourn the Monday, November 6, 2023 regular meeting of the Lake Orion Planning Commission at 9:24 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Lorant, Secretary
SECONDER:	Larry Dunn, Commissioner
AYES:	Dandalides, Lorant, Dunn, Lamb, McClary, Sabol, Smith
EXCUSED:	James E Zsenyuk, Jerry Narsh

Henry Lorant
Secretary

Susan C. Galeczka
Village Clerk

Danielle Smith
Recording Secretary

Date Approved: February 5,2024 as presented.