



# MINUTES

## REGULAR MEETING OF THE LAKE ORION PLANNING COMMISSION

Tuesday, September 5, 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 Tuesday, September 5, 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	Arrived
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	Present	
Edward Sabol	Village of Lake Orion	Commissioner	Excused	
Nick (Stephen) Smith	Village of Lake Orion	Commissioner	Excused	

**STAFF PRESENT**

Susan C. Galeczka, Village Clerk

Gage Belko, McKenna, Village Planner

Carol Thurber, Nowak and Fraus, Village Engineer

**4. Approval of Agenda**

- A. **Motion to** approve the Planning Commission's Regular Meeting Agenda of September 5, 2023.

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jerry Narsh, Council President
<b>SECONDER:</b>	Larry Dunn, Commissioner
<b>AYES:</b>	Dandalides, Lorant, Dunn, Lamb, McClary, Narsh
<b>EXCUSED:</b>	James E Zsenyuk, Edward Sabol, Nick (Stephen) Smith

**5. Approval of Minutes**

- A. July 17, 2023 Regular Planning Commission Meeting Minutes

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Darwin D. P. McClary, Commissioner/Administrative Official
<b>SECONDER:</b>	Henry Lorant, Secretary
<b>AYES:</b>	Dandalides, Lorant, Dunn, Lamb, McClary, Narsh
<b>EXCUSED:</b>	James E Zsenyuk, Edward Sabol, Nick (Stephen) Smith

**RESOLVED:** To approve the regular Planning Commission Meeting Minutes of July 17, 2023, as presented.

**6. Public Comments on Non-Agenda Items Only**

Let the record show no public comments were received.

**7. Old Business**

**8. New Business**

- A. PC 23-004: the Flats & the Lofts of West Village: PUD Site Plan Review

Gage Belko, Village Planner, McKenna, reviewed McKenna'S PUD Site Plan Review memorandum #2, dated August 30, 2023, regarding PC-23-004, The Flats & The Lofts of West Village, which is attached and incorporated as part of these minutes. The proposed site plan is for a multiple-family residential planned unit development (PUD) located at 55 W. Elizabeth St. It consists of the redevelopment of the former Lake Orion High School/Ehman Center. and will include 29 Apartments, office spaces, and meeting rooms, including a repurposed gymnasium that will serve as a community center and event space. The Flats will contain an additional 60 apartments for a total of 89 dwelling

units. Village Planner Gage answered questions from the Planning Commissioners.

Carol Thurber, Village Engineer, reviewed Nowak and Fraus, reviewed Nowak and Fraus' letter dated July 10, 2023, which is attached and incorporated as part of these minutes and answered questions of the Planning Commissioners.

**Kyle Westberg, Brian Gill and Chris Westerlord, of West Construction, 79 Oakland, Pontiac, MI**, were present and available to answer questions from the Commissioners. Representative of TDG Architects provided two samples of the bricks to be used on the building and an overview of how the bricks will be used for the outside of the building.

Commissioners discussed:

- Light fixtures
- Sidewalks
- Importance of working with the neighbors
- Village Property
- Fire Marshall's concerns regarding fire truck turn-around
- Cell tower on the property
- Storm water Management

Greg Baron and Stephanie Baron noting their property abuts the parking lot across from the building, expressed concern with accessing their property.

Matt Gibb, stated that some conditions are in the process of being addressed. He requested the Commission consider final approval with conditions of the engineer and planner being addressed.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jerry Narsh, Council President
<b>SECONDER:</b>	Larry Dunn, Commissioner
<b>AYES:</b>	Dandalides, Lorant, Dunn, Lamb, McClary, Narsh
<b>EXCUSED:</b>	James E Zsenyuk, Edward Sabol, Nick (Stephen) Smith

**RESOLVED: Regarding PC 23-004: The Flats & The Lofts of West Village: PUD Site at 55 W. Elizabeth Street**, the Planning Commission approves the site plan for the proposed Lofts and Flats at West Village at 55 W. Elizabeth Street (Parcel#: 09-02-403-019) and recommends approval to the Village Council of the proposed planned unit development agreement and rezoning, subject to the following conditions:

- The Township Fire Chief approves the interior site circulation, emergency access, and hookup locations.
- Sidewalk widths are reduced and their locations are confirmed/corrected on all sheets.
- Satisfactory dumpster truck turning plans are resubmitted.
- Parking stall dimensions are revised to meet Ordinance standards; maneuvering lane width reduction is considered.
- Number of parking spaces designated for residential use is clarified.
- Location and details of the on-street parking locations are clarified.
- Cross-access agreement and modified curbing is pursued with easterly neighbor (347 N. Broadway) to allow continued use of parking spaces.
- Shared parking agreement with school district for use of administrative lot is approved by the Village Attorney.
- The Village Engineer approves preliminary stormwater and landscaping plans and is satisfied with proposed grading and utility details; parking lot curbing required in some areas.
- The purpose of the F1 light fixture is clarified.

B. Article 9: MU, Mixed Use District – Discussion Only

Village Planner Belko reviewed McKenna’s memorandum dated August 31, 2023 regarding Article 9: MU-Mixed Use District, which is attached and incorporated as part of these minutes. He noted recently the redevelopment proposed for MU zoned parcels have brought to light several discrepancies with the MU District. In addition some languages is ambiguous. Village Planner Belko stated ow is a good time to thoroughly review Article 9 and consider any amendments to the code.

Planning Commissioners discussed the following:

- Difficulty to administer the MU District
- Developments which would be affected by any changes to the Ordinance
- Commission needs to look to how the changes impact the community and not for just one development and what is appropriate and what is proper
- Differences between apartments and mixed uses
- Budgeting constraints of the Village and the desire to not incur additional cost to draft the ordinance.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Darwin D. P. McClary, Commissioner/Administrative Official
<b>SECONDER:</b>	Jerry Narsh, Council President
<b>AYES:</b>	Dandalides, Lorant, Dunn, Lamb, McClary, Narsh
<b>EXCUSED:</b>	James E Zsenyuk, Edward Sabol, Nick (Stephen) Smith

**RESOLVED:** To direct the Village Planner to review and provide to the Commission suggested changes to the Zoning Ordinance - Mixed Use Article 9 with the work to be completed during the Planner's regular office hours.

C. Planning and Zoning Monthly Report

Gage Belko, Village Planner, McKenna, reviewed McKenna's Planning and Zoning Report for June through August and answered questions of the Commissions.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Henry Lorant, Secretary
<b>SECONDER:</b>	Jerry Narsh, Council President
<b>AYES:</b>	Dandalides, Lorant, Dunn, Lamb, McClary, Narsh
<b>EXCUSED:</b>	James E Zsenyuk, Edward Sabol, Nick (Stephen) Smith

**RESOLVED:** To receive and file McKenna's Planning and Zoning Report for June through August 2023.

**9. Commissioners' Comments Regarding Planning and Zoning Matters**

Commissioner Lamb commented on Short-Term Rentals Ordinance, West Development and Mocerri developments and changes to the lake front.

Commissioner Narsh commented on the motivation for short-term rentals and the West Development moving forward.

Commissioner Dunn commented on the Mocerri development's progress, noting they are moving forward with little construction impact on the community.

Commissioner McClary provided a brief overview of why the Short Term Rentals ordinance is being discussed, and noted that the DDA has closed on the Lumberyard property.

Secretary Lorant commented on the short-term rentals and Lumberyard property.

Vice Chairperson Dandalides commented on the West Construction Project and volunteered his assistance in developing the Capital Improvement plan.

### 10. Next Regular Planning Commission Meeting

Chairperson Dandelions stated the next Planning Commission meeting will be held on October 2nd at 7:30 pm.

### 11. Adjournment

**Motion to** adjourn the Tuesday, September 5, 2023 regular meeting of the Lake Orion Planning Commission.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Larry Dunn, Commissioner
<b>SECONDER:</b>	Michael Lamb, Village Council Representative
<b>AYES:</b>	Dandalides, Lorant, Dunn, Lamb, McClary, Narsh
<b>EXCUSED:</b>	James E Zsenyuk, Edward Sabol, Nick (Stephen) Smith

The Tuesday, September 4, 2023 regular meeting of the Lake Orion Planning Commission adjourned at 9:00 PM.

---

Henry Lorant  
Secretary

---

Susan C. Galeczka, CMC MiPMC  
Village Clerk

Date Approved: October 2, 2023, as presented.