

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, JULY 28, 2025 – 7:00 PM
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN RD.
LAKE ORION, MICHIGAN 48360

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 7-14-2025, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2025-24, Michael Hargreaves, Vacant Parcel North of 3800 Gregory Rd., 09-30-400-018

The petitioner is seeking 3 variances from Zoning Ordinance #78 – Zoned SE

Article XXVII, Section 27.02(A)(4)

1. A variance to allow a detached accessory building to extend past the leading edge of a proposed principal structure in the front yard.

Article XXVII, Section 27.02(A)(8)

2. A 200-sq. ft. variance above the allowed Maximum Floor Area of All Detached Accessory Buildings of 1,000-sq. ft., for a detached accessory building to be 1,200-sq. ft.
3. A 592-sq. ft. variance above the allowed Maximum Floor Area of All Accessory Buildings of 1,500-sq. ft., to build a 1,200-sq. ft. detached accessory building, in addition to an 892-sq. ft. proposed attached garage, for a total of 2,092-sq. ft.

B. AB-2025-25, Premier Drive LLC, 163 Premier Drive (Building A) 09-35-476-001, 180 Premier Drive (Building B) 09-35-477-004, and 187 Premier Drive (Building C) 09-35-476-004

The petitioner is seeking 5 variances from Zoning Ordinance #78 – Zoned IP

Article XVII, Section 18.04

1. A 1.1-ft. front yard setback variance from the required 50-ft., for Building A to be 48.9-ft. from the front property line.
2. A .6-ft. front yard setback variance from the required 50-ft., for Building B to be 49.4-ft. from the front property line.
3. A 6.3-ft. front yard setback variance from the required 50-ft. for Building C to be 43.7-ft. from the front property line.

Article XXVII, Section 27.04

4. A variance of 2 loading berths from the required 3, to have a site with 1 loading berth - Building A.
5. A 10.1-ft. variance from the required 50-ft., for a loading berth length to be 39.9-ft. – Building A.

C. AB-2025-26, Peninsula Developments LLC, 210 W. Silverbell Rd., 09-26-300-012

The petitioner is seeking 3 variances from Zoning Ordinance #78 – Zoned IP

Article XVII, Section 18.04

1. An 18-ft. side yard setback variance from the required 20-ft. for 2 shipping containers to be 2-ft. from the side property line (west).
2. A 12-ft. side yard setback variance from the required 20-ft., for a fabric canopy to be 8-ft. from the side property line (west)
3. A 6-ft. clear space variance from the minimum 15-ft. requirement, on the west side, for the clear space around the 2 structures (the shipping containers) to be 9-ft.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

8. COMMITTEE REPORTS

9. MEMBER COMMENTS

10. ADJOURNMENT

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In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.
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