

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**REGULAR MEETING
TUESDAY, SEPTEMBER 16, 2025 - 7:00 P.M.
Page Memorial Building
Lake Odessa, Michigan**

The meeting was called to order at 7:00 pm by Chairperson Meg Wheeler.

ROLL CALL

Commissioners present: Meg Wheeler, Ben DeJong, Karen Banks, Ken Misiewicz, Gregg Guetschow

Commissioners absent: Beth Barrone

Staff present: Clerk/Treasurer Kathy Forman, Zoning Administrator Jeanne Vandersloot

APPROVAL OF THE AGENDA

Motion by Misiewicz, supported by DeJong, to approve the agenda. All ayes; motion carried 5-0.

PUBLIC COMMENT

None

MINUTES

Motion by Banks, supported by Misiewicz, to approve minutes from the regular Planning Commission meeting of July 28, 2025. All ayes; motion carried 5-0.

PUBLIC HEARING

- a. Motion by Misiewicz, supported by DeJong, to open the public hearing regarding the Type II Home Occupation Business Permit to allow a personal training center business at 1501 Tupper Lake Street. All ayes; motion carried 5-0.

The public hearing was opened at 7:02 pm.

Chairperson Wheeler asked for public comment and none was heard. The Public Hearing was noticed per state law, and one response was received in support of the proposed permit being approved.

Motion by Banks, supported by Misiewicz, to close the public hearing. All ayes; motion carried 5-0.

The public hearing was closed at 7:03 pm.

- b. Motion by Misiewicz, supported by DeJong, to open the public hearing regarding the Proposed amendment to Zoning Ordinance Section 36-35 – Zoning District Regulations to allow for increased density of dwelling units in the multiple-family residential district. All ayes; motion carried 5-0.

The public hearing was opened at 7:03 pm.

Village Manager Guetschow explained the reason for the public hearing notice. Chairperson Wheeler asked for public comments.

Marsha Stadel shared her concerns about the proposed project (her letter is in the meeting packet).

Lee Stuart spoke in support of the project.

The Public Hearing was noticed per state law, and one response was received.

Motion by Misiewicz, supported by DeJong, to close the public hearing. All ayes; motion carried 5-0.

The public hearing was closed at 7:11 pm.

ACTION AND DISCUSSION ITEMS

- a. Consider Approving Special Use Permit – Home Occupation Business Application – 1501 Tupper Lake Street.

The applicant is not present.

Motion by Banks, supported by Misiewicz to table this item. All ayes; motion carried 5-0.

- b. Copper Rock and Indigo Design Site Plan Review – V/L Jordan Lake Avenue

Manager Guetschow reviewed the process for this project. Tonight is a preliminary meeting. The commission will need to identify amendments needed to finalize a site plan.

Ryan Schmidt from Indigo Design gave a presentation about the design plan. Their firm believes there is a market in this community for this development.

Commissioners held a discussion and asked questions. Density was questioned and Indigo Design stated this proposal is within a range of similar size municipalities. What density is the village comfortable with.

It was decided there is interest in moving this project along. There was a consensus to move forward with the 54-unit project. Gregg Guetschow and Jeanne Vandersloot will work on this.

There will be a special meeting on Tuesday, October 21, 2025 at 6:00 pm.

- c. Master Plan Review

Ayush Patel from McKenna spoke to the commission about the Proposed Master Plan. The first topic was future land use. There are nine future land use categories. Each future land use category was described. Reviewed the sections on Village Growth and Enhancement, Goals and Objectives, Zoning Plan, Sustainability and Resiliency and the proposed Action Plan. Discussed where we are with the process. A public hearing at the planning commission level is the next required step.

There will be a public hearing at the Planning Commission meeting scheduled for Monday, November 24, 2025 at 7:00 pm.

ADJOURNMENT

Motion by Misiewicz, supported by DeJong, to adjourn the meeting. All ayes; motion carried 5-0.
Meeting adjourned at 8:59 p.m.

Respectfully submitted,

Kathy Forman
Village Clerk / Treasurer