

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**REGULAR MEETING
MONDAY, NOVEMBER 24, 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, Beth Barrone, Ben DeJong, Karen Banks, Ken Misiewicz, Gregg Guetschow

Commissioners absent: None

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 6-0.

PUBLIC COMMENT

1. Linda Butler – Questioned if there is a need for this development.
2. Susan Mesack – Spoke in support of the development.

MINUTES

Motion by Banks, supported by Guetschow, to approve minutes from the special Planning Commission meeting of October 21, 2025. All ayes; motion carried 6-0.

PUBLIC HEARING

- a. Motion by Misiewicz, supported by DeJong, to open the public hearing regarding the application submitted by Indigo Design for a special use permit to construct a 54-unit multiple-family development on property located in the 800 block of Jordan Lake Avenue. All ayes; motion carried 6-0.

The public hearing was opened at 7:06 pm.

A presentation was given by Ryan Schmidt of Indigo Design. There will be two 3-story buildings, no elevators, and the first floor will be at zero grade for walk-up entry.

Village Manager Guetschow explained a review of ordinances he completed. Spoke about the site location and being down the hill from the condos.

Jeanne Vandersloot reviewed her questions that were answered via email this afternoon.

Discussed our tree ordinance and Karen Banks provided a printed copy to Jeanne Vandersloot and Ryan Schmidt.

Beth Barrone spoke about her concerns and passed on a comment from a resident.

Chairperson Wheeler asked for public comment. The Public Hearing was noticed per state law, and no responses were received.

Lee Stuart – Spoke in support of the development

Motion by Misiewicz, supported by Banks, to close the public hearing. All ayes; motion carried 6-0.

The public hearing was closed at 7:33 pm.

- b. Motion by Misiewicz, supported by Banks, to open the public hearing regarding a proposed amendment to Chapter 36 of the Code of Ordinances to replace all references from “mobile home” and “mobile home park” to “manufactured home” and “manufactured home park,” respectively. All ayes; motion carried 6-0.

The public hearing was opened at 7:33 pm.

Village Manager Guetschow explained the reason for the public hearing notice.

Chairperson Wheeler asked for public comments, and none were heard. The Public Hearing was noticed per state law, and no responses were received.

Motion by Misiewicz, supported by Barrone, to close the public hearing. All ayes; motion carried 6-0.

The public hearing was closed at 7:39 pm.

ACTION AND DISCUSSION ITEMS

- a. Consider Approving Special Use Permit – To construct a 54-unit multiple-family development on property located in the 800 block of Jordan Lake Avenue

Motion by Guetschow, supported by DeJong, to approve the Special Use permit for the property located in the 800 block of Jordan Lake Avenue. All ayes; motion carried 6-0.

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

Commissioners held a discussion and asked questions.

Motion by Guetschow, supported by Banks to approve the site plan as proposed with provisos that the landscaping plan will be presented to the Planning Commission for final approval and the drain commission & DPW approvals, lighting plan and signage design will go to Jeanne Vandersloot for review. Motion carried 5-1.

- c. Consider Recommending Amendment to Zoning Ordinance Chapter 36 to Village Council for approval.

Motion by Banks, supported by Guetschow, to recommend the Amendment to Zoning Ordinance Chapter 36 with requested changes to Village Council for adoption. All ayes; motion carried 6-0.

d. Election of Officers

Motion by Banks, supported by Barrone to elect Meg Wheeler – Chairperson, Ken Misiewicz – Vice-Chairperson and Karen Banks – Secretary. All ayes; motion carried 6-0.

e. 2026 Planning Commission Meeting Dates and Times

Motion by Banks, supported by Barrone to set the meeting dates and times as proposed with the elimination of May 19, 2026. All ayes; motion carried 6-0.

BOARD MEMBER COMMENTS

Manager Guetschow discussed his intention to work on the Master Plan in upcoming weeks. There may be a public hearing planned for the January meeting.

ADJOURNMENT

Motion by Banks, supported by DeJong, to adjourn the meeting. All ayes; motion carried 6-0.
Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Kathy Forman
Village Clerk / Treasurer