

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**SPECIAL MEETING
TUESDAY, OCTOBER 21, 2025 - 6:00 P.M.**

Page Memorial Building
Lake Odessa, Michigan

The meeting was called to order at 6:00 pm by Chairperson Meg Wheeler.

ROLL CALL

Commissioners present: Meg Wheeler, Karen Banks, Beth Barrone, Ben DeJong (6:04 pm), Gregg Guetschow, Ken Misiewicz

Commissioners absent: None

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

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

1. Anne Adams – Asked about peafowl in the village. It was explained that this question should be addressed to Village Council.

MINUTES

Motion by Misiewicz, supported by DeJong, to approve minutes from the regular Planning Commission meeting of September 16, 2025. All ayes; motion carried 6-0.

PUBLIC HEARING

- a. Motion by Misiewicz, supported by DeJong, to open the public hearing regarding the Proposed amendment to Zoning Ordinance Section 36-35 – Zoning District Regulations and Section 36-94 – Planned developments to allow for increased density of dwelling units and other modifications to bulk, parking, and other requirements for multiple-family residential developments. All ayes; motion carried 6-0.

The public hearing was opened at 6:05 pm.

Village Manager Guetschow explained the need for this provision. Chairperson Wheeler asked for public comment. Barry Hoven asked what the changes are and about the building layout. Guetschow answered his questions. The Public Hearing was noticed per state law, and no response was received.

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

The public hearing was closed at 6:16 pm.

- b. Motion by DeJong, supported by Guetschow, to open the public hearing regarding the Proposed amendment to the official zoning map of the Village of Lake Odessa to change the zoning district designation from HC – Highway Commercial to PR – Public Recreational for a .25 acre parcel of land located at the northwest corner of the intersection of Jordan Lake Street and Jordan Lake Avenue. All ayes; motion carried 6-0.

The public hearing was opened at 6:16 pm.

Village Manager Guetschow explained the reason for this map amendment. Chairperson Wheeler asked for public comment, and none was heard. The Public Hearing was noticed per state law, and no response was received.

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

The public hearing was closed at 6:20 pm.

ACTION AND DISCUSSION ITEMS

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

The public hearing was held on September 15, 2025.

Motion by Misiewicz, supported by DeJong, to approve the Special Use Permit – Home Occupation Business Application – 1501 Tupper Lake Street, as submitted. All ayes; motion carried 6-0.

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

Vandersloot discussed the information as submitted and noted several open items that will need to be addressed. There have been no material changes to the plan since the September presentation. A public hearing is needed because it is a special use subject to special provision.

Motion by Guetschow, supported by Barrone, to set a public hearing for Monday, November 24, 2025 at 7:00 pm. All ayes; motion carried 6-0.

- c. Consider Recommending Amendment to Zoning Ordinance Section 36-35 and 36-94 to Village Council for approval

Village Manager Guetschow gave an overview, talked about changes that are proposed. Examples were given of the effect of each change. The goal is to harmonize the language between the two sections.

Motion by Banks, supported by Misiewicz, to recommend the Amendment to Zoning Ordinance Section 36-35 and 36-94 as presented to Village Council for adoption. All ayes; motion carried 6-0.

- d. Consider Recommending Amendment to the Official Zoning Map of the Village of Lake Odessa to Village Council for approval

Motion by Banks, supported by DeJong, to recommend the Amendment to the Official Zoning Map of the Village of Lake Odessa as presented to Village Council for adoption. All ayes; motion carried 6-0.

BOARD MEMBER COMMENTS:

Misiewicz – Work was well done on the ordinance amendments.

ADJOURNMENT

Motion by Barrone, supported by DeJong, to adjourn the meeting. All ayes; motion carried 6-0.

Meeting adjourned at 7:02 p.m.

Respectfully submitted,

Kathy Forman
Village Clerk / Treasurer