

**VILLAGE OF LAKE ODESSA  
PLANNING COMMISSION  
SPECIAL MEETING**

**PROPOSED AGENDA**

**TUESDAY, OCTOBER 21, 2025 - 6:00 P.M.  
PAGE MEMORIAL BUILDING  
839 FOURTH AVENUE  
LAKE ODESSA, MI 48849**

1. Call to Order / Roll Call
2. Approval of Agenda
3. Public Comment  
*Under the Open Meetings Act, any citizen may come forward at this time and make comment on items that appear on the agenda. Comments will be limited to three minutes per person. Anyone who would like to speak shall state his/her name and address for the record. Remarks should be confined to the question at hand and addressed to the chair in a courteous tone. No person shall have the right to speak more than once on any particular subject until all other persons wishing to be heard on that subject have had the opportunity to speak.*
4. Minutes: To approve the meeting minutes from the following Planning Commission meetings:
  - a. Minutes from the regular Planning Commission meeting of September 16, 2025
5. Public Hearing:
  - a. 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.
  - b. 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.
6. Action and Discussion items:
  - a. Consider Approving Special Use Permit – Home Occupation Business Application – 1501 Tupper Lake Street
  - b. Copper Rock & Indigo Design Site Plan Review – V/L Jordan Lake Avenue
  - c. Consider Recommending Amendment to Zoning Ordinance Section 36-35 to Village Council for Approval
  - d. Consider Recommending Amendment to the Official Zoning Map of the Village of Lake Odessa to Village Council for Approval
7. Board Member Comments
8. Adjournment

**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



**VILLAGE OF LAKE ODESSA  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE**

A public hearing has been scheduled for Tuesday, October 21, 2025, at 6:00 p.m. at a special meeting of the Lake Odessa Planning Commission at the Page Memorial Building, 839 Fourth Avenue, Lake Odessa, Michigan, to accept comments regarding the following:

1. 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.

The proposed ordinance amendment may be viewed in person at the Page Memorial Building, 839 Fourth Avenue, Lake Odessa, during normal business hours. All interested persons may attend the public hearing and comment on the proposed ordinance amendment. Written comments will be considered if mailed to: Kathy Forman, Village Clerk/Treasurer, 839 Fourth Avenue, Lake Odessa, MI 48849 and received prior to the meeting. Written comments may also be emailed to: [treasurer@lakeodessa.org](mailto:treasurer@lakeodessa.org).

Kathy Forman  
Village Clerk/Treasurer

**VILLAGE OF LAKE ODESSA  
IONIA COUNTY, MICHIGAN**

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved the adoption of the following ordinance:

**ORDINANCE NO. 2025-**

**AN ORDINANCE TO AMEND SECTION 36-35 – ZONING  
DISTRICT REGULATIONS AND SECTION 36-94 –  
PLANNED DEVELOPMENTS OF THE CODE OF  
ORDINANCES OF THE VILLAGE OF LAKE ODESSA**

**THE VILLAGE OF LAKE ODESSA ORDAINS:**

**Section 1.** That Sections 36-35 and 36-94 of the Code of Ordinances, Village of Lake Odessa, Michigan, are hereby amended to read as follows:

**Sec. 36-35. Zoning district regulations.**

- (a) *R-1, Low density residential district.* Zoning district regulations for the R-1, low density residential district shall be as follows:
- (1) *Intent and purpose.* The R-1 zoning district is characteristically a single-family housing area. While all of the village is serviced with utilities, the low density status is designed to preserve and protect those areas which have developed strictly as single-family detached units on separate lots. No further subdivision of single-family lots would be desirable or contributory to the existing residential character. The dwelling unit-density, however, would still be at a sufficient scale to support utility system operation and maintenance costs.
  - (2) *Uses permitted by right.* Uses permitted by right in the R-1 district shall be as follows:
    - a. Single-family dwellings.
    - b. Type 1 home occupations within a dwelling.
  - (3) *Uses permitted by special use permit.* Uses permitted by special use permit in the R-1 district shall be as follows:
    - a. Churches;
    - b. Schools;
    - c. Parks and playgrounds;
    - d. Essential public services;
    - e. Type 2 home occupations within an accessory building.
  - (4) *Accessory uses permitted when located on the same lot as a permitted primary use.* Accessory uses permitted when located on the same lot as a permitted primary use in the R-1, low density residential district shall be as follows:
    - a. Private auto garages, carports;

- b. Child playhouses, swingsets, and similar apparatus;
- c. Doghouses, pens, and similar structures;
- d. Swimming pools and bathhouses;
- e. Porches, gazebos, decks and similar structures;
- f. One for sale or rent sign per lot.
- g. Tennis, basketball or volleyball court and similar uses for private use;
- h. Identification name plate not more than two square feet in size.

**(5) Bulk Regulations.** Bulk regulations in the R-1 district shall be as follows:

- a. *Minimum lot area:* Single-family dwelling: 8,700 square feet; planned development: five acres; and all other permitted uses: two acres.
- b. *Minimum lot width:* Single-family dwelling: 66 feet; planned development: 200 feet; and all other permitted uses: 150 feet.
- c. *Required front yard:* Single-family dwelling: 15 feet set back; and all other non-residential permitted uses: 30 feet setback.
- d. *Required side yard:* Single-family dwelling: six feet; and all other non-residential permitted uses: 25 feet.
- e. *Total width for both required side yards:* Single-family dwelling: 12 feet; and all other non-residential permitted uses: 50 feet.
- f. *Required rear yard depth:* Single-family dwelling: 20 feet; and all other non-residential permitted uses: 25 feet.
- g. *Maximum building height:* All permitted uses: two and one-half story or 35 feet.
- h. *Minimum floor area:* Single-family dwelling shall have a minimum finished living area of 864 square feet with minimum of 650 square feet on the other floor.
- i. *Minimum off-street parking spaces:* One space (ten feet by 20 feet) per residence: one-half dwelling unit. For other permitted uses such as churches, public building, theaters, community and recreation building: one space for every 200 square feet of floor area, but not less than one space for each three seats where provided. For schools and nursery schools: one space for each 12 seats or students.

**(b) R-2, low density lake side residential district.** Zoning district regulations for the R-2, low density lake side residential district shall be as follows:

- (1) *Intent and purpose.* The R-2 zoning district is strictly characterized as a single-family housing area located along the shoreline of Jordan Lake. While most of the lake frontage is platted and developed, the low density status is intended to preclude further division into smaller and narrower housing sites and to preserve the existing lakeside residential character without loss of neighborhood appeal.
- (2) *Uses permitted by right.* Uses permitted by right in the R-2 district shall be as follows:
  - a. Single-family dwellings and public parks and beaches.
  - b. Type 1 home occupations within a dwelling.
- (3) *Uses permitted by special use permit.* Uses permitted by special use permit in the R-2 district shall be as follows:
  - a. Essential public services.

- b. Type 2 home occupations within an accessory building.
- (4) **Permitted accessory uses.** Permitted accessory uses in the R-2 district shall be as follows:
  - a. Same as R-1; except
  - b. Private docks and boat launches.
- (5) **Bulk regulations.** Bulk regulations in the R-2 district shall be as follows:
  - a. *Minimum lot area:* Single-family dwelling: 8,700 square feet.
  - b. *Minimum lot width:* Minimum lot width in this district shall be 33 feet.
  - c. *Required front yard:* Minimum front yard set back in this district shall be ten feet.
  - d. *Required side yard:* Minimum side yard in this district shall be three feet. Total width of both required side yards shall be six feet.
  - e. *Required rear yard depth:* Minimum rear yard depth in this district shall be 30 feet.
  - f. *Maximum building height:* Maximum building height for permitted uses shall be 2½ stories or 35 feet.
  - g. *Minimum floor area:* Minimum floor area for a single dwelling shall be 864 square feet with minimum of 650 square feet on the ground floor.
  - h. *Minimum off-street parking spaces:* One space (ten feet by 20 feet) per residence: one-half dwelling unit.
- (c) **R-3 low/medium density residential (one-family and two-family) district.** Zoning district regulations for the R-3 low/medium density residential (one-family and two-family) district shall be as follows:
  - (1) **Intent and purpose.** The R-3 zoning district is primarily intended as a transitional buffer between the R-1, low density residential districts and the higher intensity central business district. It buffers the central business district on the west, south and east wherein the most of the commercial activity is located. The residential character is predominantly order, single-family homes located on individual lots. The basis for transition is the fact that this district encompasses mostly older homes located close to the downtown area. Because many of these homes are larger and represent sizeable maintenance and energy costs for a single-family, it is feared that restriction to only single-family use may foster inadequate maintenance or even abandonment. The possible consequences may be a general appearance of blight; which (if allowed to proceed in a downward trend) can erode the social stability of any neighborhood, as well as adversely affect the shopping appeal of the central business district. Based upon the above, the R-3 district is regarded as conducive for some conversion of older, larger homes to two-family dwellings provided certain conditions to be developed for the health, safety and welfare of the neighborhood are met.
  - (2) **Uses permitted by right.** Uses permitted by right in the R-3 district shall be as follows:
    - a. Single-family dwellings.
    - b. Two-family dwellings.
    - c. Type 1 home occupations within a dwelling.

(3) *Uses permitted by special use permit.* Uses permitted by special use permit in the R-3 district shall be as follows:

- a. Two-family conversions subject to section 36-92.
- b. Churches.
- c. Adult foster care facilities of seven or more clients.
- d. Nursing homes, convalescent homes, housing for the elderly.
- e. Essential public services.
- f. Type 2 home occupations within an accessory building.

(4) *Permitted accessory uses.* Permitted accessory uses in the R-3 district shall be as follows:

- a. Private garages (noncommercial);
- b. Lawn sheds;
- c. Swimming pools;
- d. Private accessory parking;
- e. Porches, decks and similar structures;
- f. Doghouse;
- g. One for sale or rent sign per lot;
- h. Tennis, basketball or volleyball court and similar uses for private use;
- i. Identification name plate not more than two square feet in size.

(5) *Bulk regulations.* Bulk regulations in the R-3 district shall be as follows:

- a. *Minimum lot area:* Single-family dwelling: 8,700 square feet; for other permitted use such as churches, adult foster care facilities, nursing homes, and convalescent homes, two acres lot size shall be required.
- b. *Minimum lot width:* For single-family dwelling, the lot width shall be 66 feet and for other permitted uses such as churches, adult foster care facilities, nursing homes and convalescent homes, the lot width shall be 200 feet.
- c. *Required front yard:* For single-family and two-family dwelling, the front yard (setback) shall be 15 feet and for other non-residential permitted uses, 30 feet.
- d. *Required side yard depth:* For single-family and two-family dwelling the side yard depth shall be six feet and for other non-residential permitted uses the side yard depth shall be 30 feet. Total width of both side yards for a single-family and two-family dwelling shall be 12 feet and for other non-residential permitted uses, 60 feet.
- e. *Required rear yard depth:* 20 feet rear yard depth is required for single-family and two-family dwellings. 30 feet rear yard shall be required for other non-residential permitted uses.
- f. *Maximum building height:* Maximum building height for all uses shall be two and one-half stories or 35 feet.
- g. *Minimum floor area:*
  - 1. Each new single-family detached dwelling shall have a minimum finished living area of 864 square feet of floor area with a minimum of 650 square feet on the ground floor for units of more than one story.
  - 2. Attached single-family including two-family and townhouses, each new dwelling unit shall have a minimum finished living area of 800 square feet with a minimum of 600 square feet on the ground floor for units of more than one story.

- (6) *Other permitted uses and permitted conversions.* Other permitted uses and the permitted conversion of older dwellings shall follow the following floor area requirements:

| For                        | Floor Area/Unit                               |
|----------------------------|-----------------------------------------------|
| Efficiency                 | 375 sq. ft.                                   |
| 1 bedroom                  | 600 sq. ft.                                   |
| 2 bedroom                  | 780 sq. ft.                                   |
| 3 bedroom                  | 940 sq. ft.                                   |
| In the excess of 3 bedroom | 940 + 80 sq. ft. for each additional bedroom. |

- (7) *Minimum off-street parking:* One space (ten feet by 20 feet) per ~~residence~~ **each** one-half dwelling unit. For other permitted uses such as church public building, adult foster care facility, nursing and convalescent houses and essential public services: one space for every 200 square feet of floor area, but not less than one space for each three seats where provided. For school and nursery schools, one space for each 12 seats or students.
- (d) *MF, Medium/high density: Multiple family residential district.* Zoning district regulations for the MF, medium/high density: multiple family residential district shall be as follows:
- (1) *Intent and purpose.* The multiple family residential district is intended for new uses and structures such as apartment buildings of three or more dwelling units, specialized housing for seven or more unrelated individuals and senior citizen housing.
- (2) *Uses permitted by right.* Uses permitted by right in the MF district shall be as follows:
- Single-family dwellings.
  - Two-family dwellings, duplexes.
  - Type 1 home occupations within a dwelling.
- (3) *Uses permitted by special use permit.* Uses permitted by special use permit in the MF district shall be as follows:
- Multiple family dwellings.
  - Essential public services.
  - Residential planned developments. See section 36-94.
  - Nursing homes, convalescent homes, housing for the elderly.
  - Type 2 home occupations within an accessory building.
- (4) *Permitted accessory uses.* Permitted accessory uses in the MF district shall be as follows:
- Private garages (noncommercial), lawn sheds, **maintenance and storage buildings, apartment leasing offices, swimming pools, gazebos, benches, playgrounds, mailbox clusters, bike racks, ball courts,** and accessory private parking.
- (5) *Permitted accessory signs.* **Signs conforming to the requirements of Section 36-63 shall be permitted for single-family dwellings, two-family dwellings, type 1 home**

occupations, and type 2 home occupations. For all other uses, one ~~One~~ ground sign or one wall sign is permitted, with a maximum permitted sign area of ~~25~~ 24 square feet per sign face. The minimum sign setback for ground signs shall be one-half the required setback for the yard in which the sign is located. Only signs identifying the use and occupant are permitted. No sign shall be illuminated by flashing or moving lights and external illumination shall be downward facing.

(6) *Bulk regulations.* Bulk regulations for the MF district shall be as follows, **provided, however, the Planning Commission may permit modifications to setback requirements and height limitations when topography of the site and vegetative buffer areas achieve a similar visual separation between uses and abutting properties:**

- a. *Minimum lot area:* The minimum lot area for multiple family development shall be ~~4,000~~ 2,000 square feet per unit or ~~eight~~ 20 units per acre. For single-family and two-family development lot size shall be 8,700 square feet. All other uses permitted by special use permit, the lot size shall be ~~nine~~ three acres.
- b. *Minimum lot width:* The minimum lot width for single-family and two-family dwellings shall be 66 feet and for other permitted uses, 200 feet.
- c. *Required front yard:* The required front yard **setback** shall be ~~25-foot-setback~~ 15 feet for single-family and two-family dwelling and 20 feet for multiple-family dwellings. **The required front yard setback shall be** 30 feet for all other permitted uses.
- d. *Required side yard:* Six feet minimum side yard is required for both single-family and two-family dwellings and 20 feet for multiple-family dwellings. **The required front yard setback shall be 30 feet** for all other permitted uses ~~it shall be 30 feet~~. Total width for both required side yards: The total minimum width of both required side yards for single-family and two-family dwellings shall be 12 feet. For all other permitted uses the total width shall be 60 feet.
- e. *Required rear yard depth:* ~~Minimum rear yards~~ **The minimum rear yard setback** for single-family, ~~and two-family~~ **and multiple-family** dwellings shall be ~~not less than~~ 20 feet; **The minimum rear yard setback** for all other permitted uses; **shall be** 30 feet.
- f. *Maximum building height:* The maximum building height for all uses shall be ~~2½ stories or 35 feet~~; **provided, however, the Planning Commission may allow a building height up to 50 feet to accommodate roof designs for multiple-family structures compatible with single-family home construction in surrounding areas.** Accessory buildings shall not exceed a height of ~~45~~ 20 feet.
- g. *Minimum dwelling floor area:*
  1. Each new single-family detached dwelling shall have a minimum finished living area of 864 square feet of floor area with a minimum of 650 square feet on the ground floor for units of more than one story.
  2. Attached single-family including two-family and townhouses, each new dwelling unit shall have a minimum finished living area of 800 square feet with a minimum of 600 square feet on the ground floor for units of more than one story.
  3. Other permitted uses shall follow the following floor area requirements:

|            |                 |
|------------|-----------------|
| For        | Floor Area/Unit |
| Efficiency | 375 sq. ft.     |

|                                |                                               |
|--------------------------------|-----------------------------------------------|
| 1 bedroom                      | 600 sq. ft.                                   |
| 2 bedroom                      | 780 sq. ft.                                   |
| 3 bedroom                      | 940 sq. ft.                                   |
| In the excess of three bedroom | 940 + 80 sq. ft. for each additional bedroom. |

- h. *Minimum off-street parking:*
1. ~~One~~ **Two** spaces (ten feet by 20 feet) ~~per residence: for each one-half dwelling unit except for multiple-family developments for which off-street parking is required at the rate of one and one-half spaces per efficiency or one-bedroom apartment and two spaces per apartment with two or more bedrooms.~~ For other permitted uses such as a church, public building, adult foster care facility, nursing and convalescent homes and essential public services: one space for every 200 square feet of floor area, but not less than one space for each three seats where provided. For school and nursery schools, one space for each 12 seats or students.
  2. Nonresidential parking requirements of this chapter may be satisfied by participation in a municipal or joint community parking program designed to serve a larger area, provided all plans for such community parking have been first approved by the planning commission.
- (e) *MH, mobile home park (medium/high density residential district).* Zoning district regulations for the MH, mobile home park (medium/high density residential district) shall be as follows:
- (1) *Intent and purpose.* The mobile home park zoning district is designed for those who prefer mobile home living. Although a single-family unit, the mobile home park has essentially a higher density impact than the conventional single-family development. In order not to adversely affect other areas, of the village, certain land areas are hereby recognized as appropriate for continued mobile home use, provided that the proper site design standards and requirements are met.
  - (2) *Uses permitted by right.* None.
  - (3) *Uses permitted by special use permit.* Uses permitted by special use permit in the mobile home park zoning district shall be as follows:  
Mobile home park developments.
  - (4) *Permitted accessory uses.* Permitted accessory uses in the mobile home park zoning district shall be as follows:
    - a. Park store.
    - b. Community building.
    - c. Laundry facilities.
    - d. Playground area.
  - (5) *Permitted accessory signs.* One ground sign or one wall sign is permitted, with a maximum permitted sign area of 25 feet. The minimum sign setback for ground signs shall be one-half the required setback for the yard in which the sign is located. Only



signs identifying the use and occupant are permitted. No sign shall be illuminated by flashing or moving lights and external illumination shall be downward facing.

- (6) *Bulk regulations.* Bulk regulations for mobile home park developments are listed in section 36-93.
- (f) *CBD, central business district.* Zoning district regulations for the CBD district shall be as follows:
- (1) *Intent and purpose.* The central business district refers to the Fourth Avenue shopping district which is also identified as the center or "Hub" of Lake Odessa's daily activity. It is through this area that local traffic passes and villagers shop for everyday needs. The prevailing appearance of the village as a rural farm oriented country village is a major theme for this area, and it is the intent of the village to promote, preserve, and enhance that character in accordance with the development goals and policies previously discussed in article I of this chapter. The kinds of uses to be encouraged are generally retailing, personal services, offices and all such uses which are conducive to a "pedestrian scale and sidewalk shopping." The only exception to this would be the very northern part of the central business district, where additional commercial uses such as grain elevators, farm supplies and other uses requiring a railroad orientation would also be encouraged.
- (2) *Uses permitted by right.* Uses permitted by right in the central business district shall be as follows:
- a. Retail commercial excluding automobile commercial.
  - b. Personal services establishments.
  - c. Professional offices.
  - d. Restaurants and food service establishments.
  - e. Taverns.
  - f. Public parking lots.
  - g. Essential public services.
  - h. Churches.
  - i. Residence located at the second story level (or higher).
  - j. Hotels, motels, lodges and inns, subject to the requirements of subsection 36-95(3), section 36-132 and section 36-133.
  - k. Sidewalk cafés, subject to the requirements of subsection 36-35(f)(9).
- (3) *Uses permitted by special use permit.* Uses permitted by special use permit in the central business district shall be as follows:
- a. Residence below street level, provided same shall be handicapped accessible.
  - b. Residence on the same street level as commercial business use, provided:
    1. Usable commercial space shall be not less than 750 square feet, and must have a depth of 30 feet or half the total depth of the building, whichever is greater.
    2. Usable commercial space must face a major commercial street, with residential space located behind on the alley side, and in no event shall street level residential space abut a major commercial street.

3. Deliveries to commercial businesses with residences on the same floor shall not be permitted from either Fourth Avenue or Tupper Lake Street.
  4. There shall be no existing violations currently on file with respect to subject property which have not been removed or remedied to the satisfaction of the zoning administrator. However, an applicant may be required by the planning commission to remove or remedy said violation as a condition of securing a special use permit.
  5. For each block in the zoning district, the maximum percentage of commercial structures which may be converted to provide residence facilities on the same floor as a commercial business is 20 percent. For the purpose of this chapter, a percentage greater than the above shall be construed as detrimental and threatening to the existing character, health, safety, and welfare of the district.
  6. Each structure proposed for conversion must provide or be designed to provide a minimum number of square feet per dwelling unit, as set forth in subsection (f)(8)g., of this section.
  7. The planning commission is authorized to impose additional reasonable conditions in order to protect the intent and purpose of this option in the central business district.
  8. All requirements, changes and conditions imposed by the planning commission shall be met before occupancy of the newly created residential unit is allowed.
- c. Entertainment and commercial recreation.
  - d. Grain elevators, sales and service.
  - e. Meeting halls and community centers.
  - f. Mini-malls and supermarkets.
  - g. Signs wherein the gross area of all signs total more than 100 square feet.
- (4) ***Permitted accessory uses.*** Permitted accessory uses in the central business district shall be as follows:
- Parking lots.
- (5) ***Permitted accessory signs.*** Permitted accessory signs for each use in the central business district shall be as follows:
- a. Only signs identifying the use and occupant (and directional arrow if needed) are permitted.
  - b. No sign shall be illuminated by flashing or moving lights and external illumination shall be downward facing.
  - c. One window sign is permitted per window, with a maximum permitted four square feet of sign area per window sign.
  - d. No more than two signs of any kind shall face one street, notwithstanding the standards below:
    1. A maximum of two wall signs is permitted, but no more than one per wall. Each shall have a sign area up to 15 percent of the total area of the wall to which it is attached, not to exceed 40 square feet. Wall signs shall not project more than 15 inches from the wall to which they are attached. For multi-tenant buildings, either the above wall signage for consolidated identification or one wall sign each per tenant is permitted not to exceed 12 square feet.

2. One awning sign per entrance is permitted. The maximum sign area permitted is four square feet.
  3. One projecting sign is permitted per entrance. The maximum sign area permitted is 12 square feet. A projecting sign shall not project more than four feet from the face of the building wall.
  4. One suspended sign is permitted per entrance. The maximum sign area permitted is four square feet.
  - e. Where a projecting sign, awning sign or suspended sign protrudes over any public or private sidewalk or walkway, the bottommost point of the sign structure shall be at least nine feet from the sidewalk; except that on buildings with permanent roof/awning overhangs, where placing the sign above the overhang presents practical or visibility difficulties, then the bottommost point of the sign shall not be less than seven feet over the sidewalk or walking surface.
  - f. Where a business building location is beyond the street right-of-way by ten feet or more, a freestanding ground sign is permitted.
  - g. For a multi-tenant building, either one freestanding ground sign is permitted with each business identification consolidated on the sign not exceeding 30 square feet or other signage meeting the standards as described in subsections a.–f., above.
- (6) ***Minimum off-street parking spaces.*** Minimum off-street parking spaces in the central business district shall be as follows: One space (ten feet by 20 feet) shall be required per:
- a. Residences: one-half dwelling unit.
  - b. Public buildings, theaters, community and recreation buildings: 200 sq. feet of floor area, but not less than one space for each three seats where provided.
  - c. Churches: 200 square feet.
  - d. Retail and personal service uses not specifically listed in this district: 150 square feet of floor area in such uses.
  - e. Community parking option: Nonresidential parking requirements may be satisfied by participation in multiple or joint community parking program designed to serve a larger area, provided all plans for such community parking have been first approved by the planning commission. All new business buildings and additions to existing buildings in a commercial district within 300 feet of a community parking area shall be considered a participant in the program when such exists.
  - f. Restaurants: two seat capacity.
  - g. Outdoor automotive commercial: 600 square feet of display and sales area.
  - h. Hotels, motels, lodges and inns: each living unit, plus one space for each employee, owner, or manager. For accessory uses such as meeting rooms or public eating area, 50 percent of the closest related parking formula in the above uses.
- (7) ***Minimum off-street loading berths.*** Minimum off-street loading berths in the central business district shall be as follows: For all retail commercial and personal service establishments, one berth for the first 8,000 square feet of floor area, plus one additional berth for each additional berth for each additional 25,000 square feet or fraction thereof. One loading berth dimensions shall be 12 feet by 44 feet.

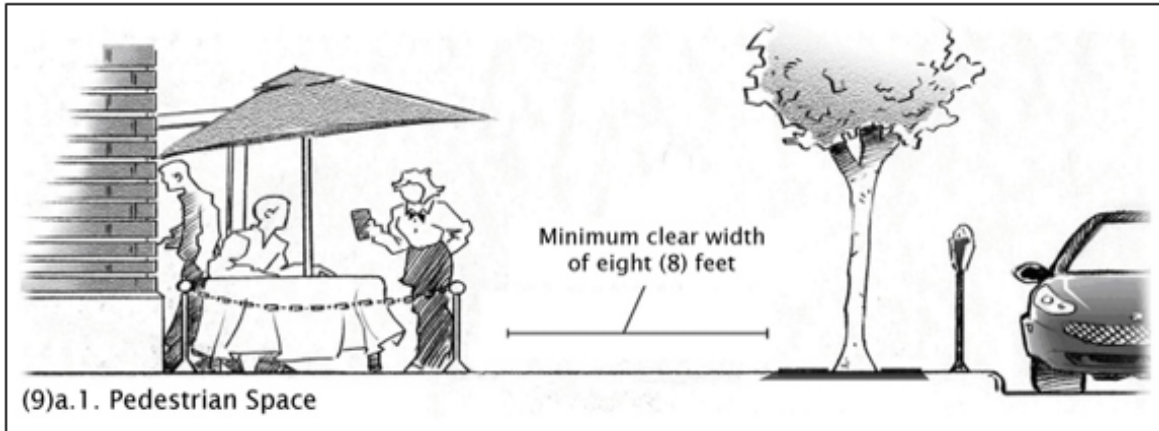
(8) *Bulk regulations.* Bulk regulations in the central business district shall be as follows:

- a. *Minimum lot area:*
  1. For meeting halls, community centers, and mini-malls: 18,000 square feet.
  2. For supermarkets, mineral and grain elevators, sales and service: 25,000 square feet.
  3. For all other permitted uses: 2,700 square feet.
- b. *Minimum lot width:*
  1. For meeting halls, community centers, supermarkets, mini-malls and grain elevators: 80 feet.
  2. For all other permitted uses: 20 feet.
- c. *Required front yard:* None, except that where two adjacent lots are developed, the established setback shall apply.
- d. *Required side yard:* When in or adjacent to a commercial or industrial zone or use, no side yard setback is required, but when provided, each side yard shall be five feet. When adjacent to a residential zone or use, the side yard shall be five feet. The street side setback of a corner lot shall be five feet.
- e. *Required rear yard depth:* None if abutting an alley. Where the rear lot line abuts a residential district without an alley, the setback shall be five feet or as established in the same block.
- f. *Maximum building height:* 40 feet with the exception of grain elevators, which can be allowed as high as 125 feet.
- g. *Minimum floor area for residential use:*

| For                        | Floor Area/Unit                              |
|----------------------------|----------------------------------------------|
| Efficiency                 | 375 sq. ft.                                  |
| 1 bedroom                  | 600 sq. ft.                                  |
| 2 bedroom                  | 780 sq. ft.                                  |
| 3 bedroom                  | 940 sq. ft.                                  |
| In the excess of 3 bedroom | 940 + 80 sq. ft. for each additional bedroom |

(9) *Sidewalk cafés.*

- a. Sidewalk cafés with and without alcohol service are subject to the following regulations:
  1. *Pedestrian space.* Sidewalk cafés shall not unduly obstruct pedestrian movement along the sidewalk and building entrances, nor diminish the safety of the general public. Tables, chairs and other facilities shall be compatible with the architectural character of adjacent buildings and shall be located near the building wall. A clear path of not less than eight feet shall be maintained along the full length of the sidewalk for general pedestrian use.



2. An application for a zoning permit shall be submitted to the zoning administrator, with a site plan identifying the location and dimensions of the outdoor seating area; the type and height of proposed outdoor barriers, the proposed location of all sidewalk café furniture and equipment; site dimensions of the building; and existing public improvements, such as fire hydrants, light poles, trees and tree grates; and photographs of the area. A consultation with the street administrator may be sought before a permit is issued to determine if the proposed pedestrian area is sufficient for passage past the café area and any other potential issues. A sidewalk café area shall not be located in a clear vision intersection area.
3. The immediate area of the café shall be maintained free of litter and debris. Trash receptacles related to the sidewalk café area shall be placed outside of the public right-of-way during non-business hours.
4. Sidewalk cafés may only be located adjacent to the restaurant or food service business with which they are associated. This requirement may be waived, however, to extend the sidewalk café to an adjacent property, if deemed appropriate after review by the zoning administrator and agreeable to the adjacent property owner. Food preparation shall not be conducted on the sidewalk café area, but only inside of the adjacent restaurant or food service business. All food shall be brought outside to the patrons in the marked seating area, except drinks may be served from a rolling cart.
5. Hours of operation of the sidewalk café shall not be later than 10:00 p.m. Sunday through Thursday, and 11:00 p.m. on Friday and Saturday.
6. Days of operation of the sidewalk café shall not occur before April 1 or after October 31. Tables, chairs, portable signs, barriers and other equipment used in the operation of the café shall be removed from November 1 to March 31.
7. A sidewalk café permit shall be in effect as long as the restaurant or food service business has an active customer business.
8. A certificate of general liability insurance that names the village and its officers and agents as additional insureds, and provides for at least 15 days' notice of cancellation, must be submitted prior to issuance of the permit. The minimum amount of coverage required is \$1,000,000.00 per occurrence and \$2,000,000.00 in aggregate.
9. The village shall have the right to suspend the operation of a sidewalk café because of anticipated or actual problems or conflicts in the use of the public sidewalk. Such

problems may arise from, but are not limited to, festivals and similar events, parades, or repairs to the street, sidewalk or utilities within the public right-of-way. To the extent possible, the café owner will be given prior written notice of any time period during which the operation of the sidewalk café may be suspended.

10. Violations of the permit requirements shall be given in writing to the owner and operator of the restaurant or food service business and sidewalk café with a reasonable time limit to correct the violation. All permits issued under this section are subject to immediate suspension or revocation by the village manager or his or her designee for failure to comply with any or all provisions of this section after the time limit to correct the violation. Revocation shall be reserved for third offense repeat violations and violations that present an egregious safety risk to the public.
  11. Persons who have had their permit revoked may request in writing a hearing on that revocation before the village council. Requests for a hearing or an appeal must be made within five business days of the revocation.
- b. Sidewalk cafés with alcohol service are subject to the following additional regulations:
1. The operator of the sidewalk café shall take whatever steps are necessary to procure the appropriate license from the Michigan Liquor Control Commission if he or she intends to serve alcoholic beverages in the sidewalk café area and shall comply with all other laws and regulations concerning the serving of alcoholic beverages in the State of Michigan.
  2. The sidewalk café area shall be separated from pedestrian traffic by an approved barrier, which can consist of planters, railings and other similar materials. All barriers used for sidewalk cafés serving alcoholic beverages shall also conform to Michigan Liquor Control Commission Regulations.
  3. A sign reading "No Food or Beverage Allowed Beyond Barrier," or words to that effect, shall be posted at a conspicuous location within the sidewalk café.
  4. All alcoholic beverages to be served at sidewalk cafés shall be prepared within the adjacent indoor restaurant or food service business, and alcoholic beverages shall only be served to patrons seated at tables. The drinking of alcoholic beverages by a member of the public while a patron at a sidewalk café within the confines of the sidewalk café area shall not be construed as a violation of any ordinance controlling open containers in a public area.
  5. Notice to the adjacent property owners or occupants on both sides of the applicant's property shall be required in the application package before a permit is issued by the village. Proof of this notice shall be provided to the village by the applicant.
  6. Sidewalk cafés serving alcohol shall be continuously supervised by employees of the establishment.
  7. To be eligible to apply for a sidewalk café, the adjoining restaurant or food service business from which the sidewalk café extends must provide a full-service menu for the on-site consumption of food.
- (g) *HC, highway commercial district.* Zoning district regulations for the HC, highway commercial district shall be as follows:
- (1) *Intent and purpose.* The highway commercial district is intended to provide highway orientated services to through traffic along M-50 southeast of the central business

district. The character of this category is envisioned as a "limited commercial strip," which can supplement the needs of the village residents. The kind of uses found here are largely automobile oriented, having a high impact on "through" traffic in terms of turning movements and access/degrees into a high velocity roadway. Examples would be a gas station, car dealership, fast food restaurant, etc. Careful site planning and design to reduce impacts will be required. The mapped area of this category is purposely limited in order not to detract from the central business district and not to degrade or encroach upon the established residential character of the homes located to the east and especially to the west.

(2) *Uses permitted by right.* Uses permitted by right in the highway commercial district shall be as follows:

- a. Animal clinic.
- b. Professional office.
- c. Funeral home.
- d. Mortuary.
- e. Florist shop.
- f. Bed and breakfast.
- g. Church.
- h. Essential public services.
- i. Personal service business.
- j. Residence located at the second story level (or higher).

(3) *Uses permitted by special use permit.* Uses permitted by special use permit in the highway commercial district shall be as follows:

- a. Laundromat, when fronting on M-50 or Jordan Lake Avenue.
- b. Motel, when fronting on M-50 or Jordan Lake Avenue.
- c. Hotel, when fronting on M-50 or Jordan Lake Avenue.
- d. Automobile wash, when fronting on M-50 or Jordan Lake Avenue.
- e. Restaurant, when fronting on M-50 or Jordan Lake Avenue.
- f. Convenience/grocery store, when fronting on M-50 or Jordan Lake Avenue.
- g. Automobile service station, when fronting on M-50 or Jordan Lake Avenue.
- h. Automobile dealership, when fronting on M-50 or Jordan Lake Avenue.
- i. Vehicle repair shop, when fronting on M-50 or Jordan Lake Avenue.
- j. Sports and recreational facility, when fronting on M-50 or Jordan Lake Avenue.
- k. Retail commercial, when fronting on M-50 or Jordan Lake Avenue.
- l. Commercial greenhouse.
- m. Public parking lot.
- n. Residence below street level, provided same shall be handicapped accessible.
- o. Residence on the same street level as commercial business use, provided:
  - 1. Usable commercial space shall be not less than 750 square feet, and must have depth of 30 feet or half the total depth of the building, whichever is greater.
  - 2. Usable commercial space must face M-50 or Jordan Lake Avenue.
  - 3. There shall be no existing violations currently on file with respect to subject property which have not been removed or remedied to the satisfaction of the zoning

administrator. However, an applicant may be required by the planning commission to remove or remedy said violation as a condition of securing a special use permit.

4. For each block in the zoning district, the maximum percentage of commercial structures which may be converted to provide residences on the same floor as a commercial business is 20 percent. For the purpose of this chapter, a percentage greater than the above shall be construed as detrimental and threatening to the existing character, health, safety, and welfare of the district.
  5. Each structure proposed for conversion must provide or be designed to provide a minimum number of square feet per dwelling unit, as set forth in subsection (g)(8)h., of this article.
  6. The planning commission is authorized to impose additional reasonable conditions in order to protect the intent and purpose of this option in the highway commercial district.
  7. All requirements, changes and conditions imposed by the planning commission shall be met before occupancy of the newly created residential unit is allowed.
- (4) ***Permitted accessory uses.*** Permitted accessory uses in the highway commercial district shall be as follows:
- a. Parking lots.
  - b. On-site storage.
- (5) ***Permitted accessory signs.*** Permitted accessory signs for each use in the highway commercial district shall be as follows:
- a. Only signs identifying the use and occupant are permitted.
  - b. No sign shall be illuminated by flashing or moving lights and external illumination shall be downward facing.
  - c. One window sign is permitted per window, with a maximum permitted four square feet of sign area per window sign.
  - d. No more than two signs of any kind shall face one street, notwithstanding the standards below:
    1. One ground sign or one pole sign is permitted per frontage. A ground sign shall not exceed six feet in height; a pole sign shall not exceed 20 feet in height. The maximum permitted sign area shall be one square foot for each foot of setback, plus one square foot for each foot of lot frontage, not to exceed 100 square feet. The minimum setback shall be two feet from any property line, including any overhanging component of a sign or sign structure; except that the zoning administrator or planning commission may require additional setback or other placement to protect motorist vision and to avoid protrusion over any public walkway.
    2. One electronic message board per ground or pole sign may be permitted, but not independently. An electronic message board shall have a sign area of up to 16 square feet, and said sign area shall count toward the total sign area of the ground or pole sign to which it is attached.
    3. A maximum of two wall signs is permitted, but not more than one per wall; provided that for multi-use buildings or developments, one wall sign is permitted per tenant. Each sign shall have a sign area up to 15 percent of the total area of the wall to which



it is attached, not to exceed 40 square feet. Wall signs shall not project more than 15 inches from the wall to which they are attached.

- (6) ***Minimum of off-street parking spaces.*** Minimum of off-street parking spaces in the highway commercial district shall be as follows:

Same as the central business district.

- (7) ***Minimum off-street loading spaces.*** Minimum off-street loading spaces in the highway commercial district shall be as follows:

Same as central business district.

- (8) ***Bulk regulations.*** Bulk regulations in the highway commercial district shall be as follows:

- a. *Minimum lot area:*

1. For automotive commercial sales and service, bowling alleys and gasoline service stations: 25,000 square feet.
2. All other permitted uses: 20,000 square feet.

- b. *Minimum lot width:*

1. Automotive commercial sales and service and gasoline service stations: 120 feet.
2. Bowling alleys: 100 feet.
3. All other permitted uses: 66 feet.

- c. *Required front yard:*

1. Automotive and bowling alleys: 40 feet.
2. Gasoline service stations: 40 feet.
3. All other permitted uses: 10 feet.

- d. *Required side yard:*

1. Automotive commercial sales and service and bowling alleys: 20 feet which shall be doubled when adjacent to residential district or use.
2. Gasoline service stations: 25 feet which shall be doubled when adjacent to a residential district or use.
3. All other permitted uses: 10 feet which shall be doubled when adjacent to a residential district or use.

- e. *Total width of both required side yards:*

1. Automotive commercial sales and service and bowling alleys: 40 feet which shall be doubled when adjacent to a residential district or use.
2. Gasoline service station: 50 feet which shall be doubled when adjacent to a residential district or use.
3. All other permitted uses: 20 feet which shall be doubled when adjacent to a residential district or use.

- f. *Required rear yard depth:*

1. Automotive commercial sales and service, bowling alleys and gasoline service stations: 25 feet.
2. All other permitted uses: 20 feet.

- g. *Maximum building height:* Two and one-half stories or 35 feet.

- h. *Minimum floor area for residential use:*

1. Efficiency: 375 square feet per unit.
  2. One bedroom: 600 square feet per unit.
  3. Two bedroom: 780 square feet per unit.
  4. Three bedroom: 940 square feet per unit.
  5. In excess of three bedrooms: 940 square feet, plus 80 square feet for each additional bedroom.
- (h) *LC, lakeside commercial district.* Zoning district regulations for the LC, lakeside commercial district shall be as follows:
- (1) *Intent and purpose.* Lakeside commercial refers to an already established area along the shoreline of Jordan Lake. This is a restrictive district in the sense that no additional land will be devoted to commercial uses because of environmental constraints. Lands now included within this designation are to be devoted only to specialized low-intensity types of commercial uses related to lake development. Examples would be general store, marina, bait shop, marina, gas station, etc., and similar lake/neighborhood related businesses.
  - (2) *Uses permitted by right.* Uses permitted by right in the lakeside commercial district shall be as follows:
    - a. Bait shop.
    - b. Ice cream or sandwich/coffee shop.
    - c. Fishing equipment sales or rental, excluding watercraft.
    - d. Single family dwellings.
    - e. Type 1 home occupations per section 36-95(14)(a).
  - (3) *Uses permitted by special use permit.* Uses permitted by special use permit in the lakeside commercial district shall be as follows:
    - a. Boat marina, sales and service.
    - b. Restaurants.
    - c. Boat rental.
    - d. Mini general store.
    - e. Realty or other small office.
    - f. Type 2 home occupations per section 36-95(14)(e).
  - (4) *Permitted accessory uses.* Permitted accessory uses in the lakeside commercial district shall be as follows:
    - a. Parking lots.
    - b. On-site storage.
    - c. Docks, boardwalks, patios and decks.
    - d. Private auto garages, carports.
    - e. Child playhouses, swing sets and similar apparatus.
    - f. Swimming pools and bathhouses.
    - g. Porches, gazebos, and similar structures.
    - h. One for sale or rent sign per lot.
    - i. Tennis, basketball or volleyball court and similar uses for private use.
    - j. Identification name plate not more than two square feet in size.

(5) *Permitted accessory signs.* Permitted accessory signs in the lakeside commercial district shall be as follows:

- a. One ground sign or one wall sign is permitted per street side and lakeside, with a maximum permitted sign area of 25 feet. The minimum sign setback for ground signs shall be one-half the required setback for the yard in which the sign is located.
- b. Only signs identifying the use and occupation are permitted.
- c. No sign shall be illuminated by flashing or moving lights, and external illumination shall be downward facing.
- d. One window sign is permitted per window, with a maximum permitted four square feet of sign area per window.

(6) *Minimum off-street parking spaces.* Minimum off-street parking spaces in the lakeside commercial district shall be as follows:

Same as the central business district.

(7) *Minimum off-street loading berths.* Minimum off-street loading berths in the lakeside commercial district shall be as follows:

Same as the central business district for commercial uses.

(8) *Bulk regulations.* Bulk regulations in the lakeside commercial district shall be as follows:

- a. *Minimum lot area:* Minimum lot area in this district shall be 8700 square feet.
- b. *Minimum lot width:* Minimum lot width shall be 33 feet.
- c. *Required front yard:* Front yard set back shall be ten feet.
- d. *Required side yard depth:*
  1. Three feet side yard depth shall be required.
  2. The total width for both side yards shall be six feet.
- e. *Required rear yard depth:* Rear yard depth for commercial uses shall be 20 feet from the rear lot line or the normal waterline of the lakeshore, except commercial unenclosed decks may project into the rear setback up to ten feet and may connect to a boardwalk not wider than five feet that extends to the shoreline or dock. Residential dwellings (and decks) rear yard depth shall be 30 feet from the normal waterline of the lakeshore.
- f. *Maximum building height:* Maximum building height shall be 35 feet.

(i) *LI, light industrial district.* Zoning district regulations for the LI, light industrial district shall be as follows:

(1) *Intent and purpose.*

- a. The light industrial district is intended to include light manufacturing, assembling, and finishing activities which have minimal or no nuisance potential to the surrounding non-industrial areas.
- b. The preferred form of future industrial development is the industrial park concept.
- c. Within such a development the overall character may be a combination of light industrial uses supplemented by research and office facilities. In all cases, however, local, state, and federal environmental regulations and constraints would have to be observed.

**(2) *Uses permitted by right.*** Uses permitted by right in the light industrial district shall be as follows:

- a. The manufacture, compounding, processing, packaging, treating, and assembling from previously prepared materials in the production of:
  1. Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage, and similar foods.
  2. Textile mill products, including woven fabric, knit goods, dyeing and finishing, floor coverings, yarn and thread, and other similar textile goods.
  3. Apparel and other finished products made from fabrics leather goods, fur, felt, canvas, and similar materials.
  4. Lumber and wood products, including millwork, cabinets, structural wood products and containers, not including saw mills.
  5. Furniture and fixtures.
  6. Paperboard containers, building paper, building board, and bookbinding produced from previously prepared materials.
  7. Printing and publishing.
  8. Manufacturing of engineering, measuring, optic, medical, magnification, photographic, and similar instruments.
  9. Jewelry, silverware, toys, athletic, office, tobacco goods, musical instruments, signs and displays, and similar manufacturing establishments.
- b. Research and development, testing and experimental laboratories and manufacturing.
- c. Essential municipal public services.
- d. Trade and industrial schools.
- e. Tool and die manufacturing establishments.
- f. Private communication antennas and towers which are 35 feet or less in height.
- g. Miniwarehouses and self-storage facilities.
- h. Wholesale establishments, including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products and furnishings, and lumber and building products.
- i. Lumberyards and other building equipment supply establishments.
- j. Vehicle repair or body shops provided all work is performed within an enclosed building and storage of vehicles is within an area which is well screened from the view of nearby properties and roadways.
- k. Any similar general manufacturing, fabrication, and assembly operations which meet the intent of this district when authorized by the planning commission.
- l. Accessory uses customarily incidental to the permitted principal use.

**(3) *Use permitted by special use permit.*** Uses permitted by special use permit in the light industrial district shall be as follows:

- a. Essential public service buildings.
- b. Warehousing, storage, or transfer buildings.
- c. Truck terminals, including maintenance and service facilities.
- d. Antennas and towers exceeding 35 feet.
- e. Contractor equipment yards and operations.

- f. Any similar general manufacturing, fabrication, and assembly operations which meet the intent of this district when authorized by the planning commission. Products made from previously prepared ferrous metals.
  - g. Sexually-oriented businesses, subject to section 36-99.
- (4) ***Permitted accessory uses.*** Permitted accessory uses in the light industrial district shall be as follows:
- a. Accessory uses to the uses permitted on the site may be any of the following: garages for storage and maintenance of company vehicles; storage of accessory gasoline and lubricating oils; parking facilities; maintenance and utility shops for the up keep and repair of buildings and structures on the site; central heating and air-conditioning; physical plants and power supply and sewage disposal; employees training facilities; accessory storage facilities; clinics and employees dining and recreation facilities.
  - b. The above uses shall be planned only as accessory uses to the principal use permitted on the site and which is located on the same site.
- (5) ***Permitted accessory signs.*** Permitted accessory signs for each use in the light industrial district shall be as follows:
- a. Billboard signs are permitted pursuant to the following standards:
    - 1. The maximum permitted billboard sign area shall be one square foot for each foot of setback, plus one square foot for each foot of lot frontage, not to exceed 100 square feet measured at the highest and widest points of the sign. The minimum setback shall be two feet from any property line and right of way, including any overhanging component of a sign or sign structure; except that the zoning administrator may require additional setback or other placement to protect motorist vision and to avoid protrusion over any public walkway.
    - 2. The maximum billboard sign height shall not exceed 20 feet measured from the normal topographic ground level to the highest part of the sign and a 6 foot minimum clear area from the ground to the lowest part of the sign.
    - 3. A billboard sign shall not be located within 75 feet of a residential zoning district or a residential use.
    - 4. A billboard sign shall have a minimum spacing of 1,000 feet from any other billboard sign.
    - 5. A billboard sign shall not block visibility of other nearby signs.
    - 6. A billboard that has back to back faces or V shape shall not exceed 2 feet apart at any point, be the same size and the maximum square footage shall be measured from one side.
    - 7. Billboards shall not have flashing, intermittent, rotating, electronic digital or oscillating lights. Exterior lighting shall be provided from an external light source attached to the sign and directed on to the face of the sign. The light source shall be shielded in order to prevent visible glare to passing motorists, not encroach on neighboring properties and not shine skyward.
    - 8. The applicant shall provide written proof from the property owner to place the billboard sign on the site.

- b. One ground sign, pole sign or wall sign identifying the use and occupant per lot is permitted with the following standards:
  - 1. For pole signs, the maximum permitted sign area shall be one square foot for each foot of setback, plus one square foot for each foot of lot frontage, not to exceed 100 square feet measured at the highest and widest points of the sign. The minimum setback shall be two feet from any property line and right of way, including any overhanging component of a sign or sign structure; except that the zoning administrator may require additional setback or other placement to protect motorist vision and to avoid protrusion over any public walkway. The maximum pole sign height shall not exceed 20 feet measured from the normal topographic ground level.
  - 2. For ground signs, the height shall not exceed six feet. The minimum setback from a street right of way shall be 3 feet and a minimum of 5 feet from a side lot line. The maximum permitted sign area shall be 32 square feet.
  - 3. For a wall sign, a maximum of two wall signs are permitted, but no more than one per wall. Each shall have a sign area up to 15 percent of the total area of the wall to which it is attached, not to exceed 40 square feet. Wall signs shall not project more than 15 inches from the wall to which they are attached. For multi-tenant buildings, either the above wall signage for consolidated identification or one wall sign each per tenant is permitted, not to exceed 12 square feet.
- c. One window sign is permitted per window, with a maximum permitted four square feet of sign area per window sign.
- d. No sign shall be illuminated by flashing or moving lights, and external illumination shall be downward facing.
- e. One ground, pole or wall sign is permitted per street frontage when fronting on more than one street.
- f. An electronic message board may be permitted within one ground or wall sign, but not independently. An electronic message board shall have a sign area of up to 16 square feet, and said sign area shall count toward the total sign area of the ground or wall sign to which it is attached.
- (6) ***Minimum off-street parking spaces.*** Minimum off-street parking spaces in the light industrial district shall be as follows: One space per 500 square feet of floor area, plus one space per 1,000 square feet of floor area in accessory use. Parking space shall be ten feet by 20 feet.
- (7) ***Minimum off-street loading berths.*** Minimum off-street loading berths in the light industrial district shall be as follows: For all individual uses, one berth for the first 5,000 square feet of floor area, and one additional berth for each additional 20,000 square feet of floor area. Berth dimension shall be 12 feet by 44 feet.
- (8) ***Bulk regulations.*** Bulk regulations in the light industrial district shall be as follows:
  - a. ***Minimum lot area:***
    - 1. Industrial park development shall have five acres.
    - 2. All other permitted uses shall have two acres.
  - b. ***Minimum lot width:***
    - 1. Industrial park development shall have 400 feet.

2. All other permitted uses shall have 200 feet.
  - c. *Required front yard:* 30 feet front yard setback is required for all permitted uses.
  - d. *Required side yard depth:* 20 feet side yard is required for all permitted uses which shall be doubled when adjacent to a residential district or residential use.
  - e. *Total width of both required:* Side yard shall be 40 feet which shall be doubled when adjacent to a residential district or residential use.
  - f. *Required rear yard depth:* For all permitted uses 30 feet of rear yard depth shall be required.
- (9) ***Industrial performance standards.*** All uses herein listed are subjected to industrial performance standards as provided in section 36-97.
- (j) ***PR, public recreational district.*** Zoning district regulations for the PR, public recreational district, shall be as follows:
- (1) ***Intent and purpose.*** The purpose of the PR district is to provide for the public health, safety and welfare, by insuring the compatibility of recreation uses with adjacent lands; by protecting natural amenities; and by preserving recreation areas from the encroachment of certain other uses.
  - (2) ***Uses permitted by right.*** Uses permitted by right in the PR district shall be as follows:
    - a. Outdoor recreational activities which do not cause excessive noise or impact on neighboring properties or the environment, as determined by the planning commission. Outdoor recreational activities include but are not limited to parkland, playground equipment and pavilions; tennis, basketball, baseball, pickle ball or volleyball courts; and facilities that are similar, as determined by the planning commission.
    - b. Preservation of open space and natural features.
    - c. Temporary or seasonal uses fitting the intent and purpose of the district, including circuses, carnivals or fairs; and associated activities, buildings and structures, for a period not to exceed seven days.
  - (3) ***Uses permitted by special use permit.*** Uses permitted by special use permit in the PR district shall be as follows:
    - a. Permanent buildings and structures accessory and incidental to permitted uses.
    - b. Temporary or seasonal uses fitting the intent and purpose of the district, including circuses, carnivals or fairs; and associated activities, buildings and structures, for a period exceeding seven days.
    - c. Museums.
    - d. Memorials and monuments.
    - e. Public beaches and associated bathhouses, locker rooms or similar facilities.
    - f. Bleachers or grandstands.
    - g. Banquet halls accessory and incidental to permitted uses.
    - h. Outside storage, when accessory and incidental to a permitted use, screened from the roadway and neighboring properties, and accessible to emergency vehicles.
    - i. Campgrounds subject to section 36-95(11).
    - j. The planning commission may approve similar uses, if such uses are determined to be compatible with, and would not adversely impact, the surrounding neighborhood.

**(4) Bulk regulations and general requirements.** Bulk regulations and general requirements in the PR district shall be as follows:

- a. *Minimum lot area.* Unless otherwise regulated by state or federal statutes, the site shall not be less than required to provide adequate space for the proposed use(s), required parking, and required setback yard areas to accommodate the facilities and maintain the character of the neighborhood, in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the planning commission. The applicant may be required to provide documentation demonstrating the site size is adequate using national facility standards.
- b. *Setbacks.*
  - 1. The minimum side and rear yard setbacks for all development on the site shall be 25 feet.
  - 2. The minimum front yard setback for all development on the site shall equal that of the minimum front yard setback for the most restrictive proximate zoning district.
  - 3. Development features shall be so located and arranged as to encourage pedestrian, vehicular, user and neighborhood safety, as determined by the planning commission.
- c. *Maximum building height and floor area.*
  - 1. Buildings and structures shall not exceed a height of 35 feet or two and one-half stories; provided, a greater height may be permitted for temporary buildings or structures of a definite and limited time period.
  - 2. Building or structure floor area shall not exceed 20 percent of the lot area.
- d. *Off-street parking spaces.* The location, arrangement and number of parking spaces shall be approved by the planning commission. The applicant may be required to demonstrate that proposed parking is sufficient to serve the intended use(s).
- e. *Landscaping.* During site plan review, the planning commission may require a combination of trees, shrubs, fences and/or berms to buffer recreational facilities from adjacent properties.
- f. *Signage.*
  - 1. One ground-mounted sign is permitted, up to 50 square feet in gross area.
  - 2. Flashing or moving lights are not permitted; provided, flashing or moving lights may be permitted if part of temporary signage for a period not to exceed seven days.
  - 3. Temporary banners may be permitted for a period of up to 30 days located on the property where the event will be held. A permit may be approved by the Village Manager after a site plan and banner drawing are submitted for review.
- g. The planning commission may establish requirements for and/or limits on lighting, limits on hours of operation, time limits on validity of a special use permit, or any other measures deemed necessary to minimize negative impacts on nearby uses and traffic operations.

**Sec. 36-94. Planned developments.**

- (a) *Intent and purpose.* Planned developments are provided herein by special use permit in order to allow for flexibility in design of residential areas, economy in the usage of land, and conservation of sensitive physical and environmental features. Based upon the standards and criteria contained in sections 36-67 and 36-94, the village may review, and



permit with conditions, a modification in bulk requirements in order to allow 1) residential development containing both privately owned sites and common property, ~~and~~ which are planned collectively as a single unit, or 2) multiple-family structures in areas where topography and/or adjacent land uses are compatible with higher density developments. The planned development section of this chapter is provided in order that the growing demands for housing for young married couples, senior citizens and existing residents (who no longer wish to maintain a large one-family house) may be met by a greater variety of innovative housing types, and by planning and design of structures with the benefit of cost effective land utilization in such developments.

- (b) *Cluster development.* In any district in which single-family detached dwellings are a use permitted by right, the minimum required lot areas for such use, as set forth in the bulk regulations of this chapter, may be reduced by an amount not to exceed 50 percent; provided that a quantity of land at least equivalent to the total amount deducted from all lots shall be dedicated for open space so that the overall gross density for the entire area shall not exceed that permitted in the applicable zoning district.
  - (1) *Compliance with subdivision regulations.* Any such plan for cluster development shall be subject to the provisions for special use permit approval by the planning commission and must be in accordance with all of the procedures and provisions set forth in the subdivision regulations of the village.
  - (2) *Site eligibility.* The minimum area necessary to qualify as a cluster development shall not be less than three contiguous acres of land.
- (c) *Residential planned unit development.* A residential planned unit development (residential PUD) may be applied for through the special use permit procedure. The granting of a special use permit for a residential PUD is permitted only for R-1 and MF zoning districts.
  - (1) *Site eligibility.* The minimum area necessary to qualify as a residential PUD shall not be less than three contiguous acres of land. However, an owner of land less than the minimum required area may apply if his land is adjacent to a proposed or constructed residential PUD.
  - (2) A minimum of 20 percent of the property shall be dedicated as open space. Open space includes natural areas, ~~and~~ parks, playgrounds, stormwater detention and retention ponds, rain gardens, setback areas, and parking lots. Public and private streets, any rights-of-way, ~~except rights-of-way dedicated to underground utilities~~, the area of any lot or unit, and 25 percent of streams, lakes, ponds, and wetlands shall not be included in the open space calculation and shall not be counted as open space.
  - (3) Density on the remainder of the property may be increased up to 1.75 times the maximum number of dwelling units per acre permitted under R-1 zoning. The density increase shall be applied to the remnant acreage of the property after the proposed open space acreage, which shall be a minimum of 20 percent, has been deducted.

- (4) A further density increase may be granted by the planning commission at the specific request of the applicant if the planning commission finds that the density increase would:
    - a. Result in a recognizable benefit to the village and residents of the PUD;
    - b. Provide additional amenities; and
    - c. Preserve additional open space or natural features.
  - (5) The dwelling units in the residential PUD may be constructed in any combination of housing types, except for mobile homes.
- (d) *Preapplication conference with planning commission for concept review.* Prior to formal application submission for a proposed planned development, the developer/applicant shall be required to make a presentation to the planning commission in order to discuss initial design concepts and the application of said concepts to the land in question. The purpose of the pre-application conference is to inform the planning commission of the proposal and to receive preliminary review comments in connection with the standards of this section.
- (e) *Standards and considerations.* In addition to complying with the standards for special use permits, the following special standards for a cluster development or a PUD must be met:
- (1) *Ownership.* The tract of land may be owned, leased or controlled by a single person, partnership, corporation, cooperative association, or association of individual owners (condominium). An application may be filed by the owner, jointly by the owner of all property to be included, or by a person, persons, corporation, or corporations, with an option to buy said property. A plan, once approved, shall be binding.
  - (2) *Utilities.* A cluster development and a PUD shall connect to public water and sewer provided by the developer, and must be approved by all legal state, county and local agencies (health, conservation, etc.) which are in authority and have jurisdiction.
  - (3) *Permitted residential housing types and uses.* The following are considered eligible for inclusion in an application:
    - a. *Primary uses:*
      1. Single-family detached homes.
      2. Two-family houses.
      3. Single-family attached homes (such as row houses and town houses) of eight dwelling units or less per building.
      4. Multiple-family structures (apartments) of ten dwelling units or less per building.
    - b. *Accessory uses and amenities:*
      1. Open space - passive and active.
      2. Indoor and outdoor recreational facilities, decks, gazebos, children's playhouses or similar typical uses.
      3. Carports, garages, and personal storage facilities for use by residents of the development.
      4. Community building and meeting halls.
      5. On-premises laundry facilities for use by residents of the development.

(4) *Site design standards.* Unless modified by the planning commission in writing at the time of application approval, compliance with the following design standards is required:

- a. Minimum yard requirements and building setbacks from the exterior perimeter of the development property lines shall be 20 feet.
- b. Maximum building height, ~~two and one-half stories or~~ shall be 35 feet (excludes antennas, steeples, spires, etc.) measured from the average existing topography (no grade mounding); **provided, however, the Planning Commission may allow a building height up to 50 feet to accommodate roof designs for multiple-family structures compatible with single-family home construction in surrounding areas.**
- c. Minimum spacing between single-family attached homes and multiple family structures shall not be less than the building height of the tallest building. Bulk regulations shall be determined by the planning commission after reviewing the proposed site plan. Criteria to use for making the determinations shall include the following:
  1. Granting of the PUD will result in a recognizable and substantial benefit to the ultimate users of the project and to the community where such benefit would otherwise be unfeasible or unlikely to be achieved.
  2. In comparison to the bulk regulations ordinarily applied, the proposed type and density of uses shall not result in a material increase in the need for public services, facilities, and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment. Fire safety shall not be compromised and fire hydrants shall be located to adequately serve the site.
  3. The proposed development shall be compatible with the master plan of the village and shall be consistent with the intent and purpose of a PUD as expressed in section 36-94(a).
  4. The PUD shall not change the essential character of the surrounding area.
  5. High quality building materials shall be provided.
- d. All sensitive natural features such as drainage ways and streams, wetlands, lands within the 100-year floodplain, and stream or river banks (which by virtue of soil and slope may create highly erodible hazards to the public health and safety) shall remain unencumbered by residential buildings and structures except for approved docks, boardwalks, benches and access stairs.
- e. All access and egress easements and street openings from the development on to public or private roads shall be in accordance with the regulations and standards of the appropriate agency having jurisdiction over the proposed entrance areas (Ionia County Road Commission, Michigan Department of Transportation and/or Village of Lake Odessa).
- f. Within the required 20-foot perimeter setback, a planted or landscaped buffer area is required along all exterior perimeter boundaries of the proposed property area to be developed. The following requirements for plantings in the buffer areas shall be met:
  1. Two evergreen trees and two deciduous trees shall be required for every 50 linear feet of buffer area, or fraction thereof.

2. Evergreen trees shall be a minimum of six feet in height at time of planting; and deciduous trees shall be a minimum of eight feet in height at time of planting.
  3. Existing trees within the 20-foot perimeter setback may count toward the planting requirements, as long as the existing trees meet the minimum height requirements in subsection 2.
- g. Drainage requirements shall be reviewed and approved by the village engineer.
  - h. Permanent conservation easements or other forms of equivalent irrevocable conveyance shall be created and recorded to protect required open space areas from future development.
  - i. Off-street parking is required at the rate of two parking spaces per dwelling unit **except for multiple-family developments for which off-street parking is required at the rate of one and one-half spaces per efficiency or one-bedroom apartment and two spaces per apartment with two or more bedrooms.**
- (5) *Applicable standards.* All applicable standards of the zoning ordinance outside of this section must be met, unless waived by the planning commission in consideration of the standards set forth in subsection (4)c.i. through 5.
  - (6) *Public easements on common property which is privately owned.* When common property exists in private ownership, the owners shall grant easements, over, under and through such property, to the village as are required for public purposes.
  - (7) *Common property in the planned unit development.* Common property in the PUD is a parcel or parcels of land, a privately owned road or roads, together with the improvements thereon, the use and enjoyment of which are shared by the owners and occupants of the individual building site. When common property exists, the ownership of such common property shall be private. When privately owned, arrangements must be made for the improvement, operation, and maintenance of such common property and facilities, including private streets, drives, service parking and recreational areas. A proposed maintenance agreement to permanently protect and provide for future maintenance of the common areas shall be reviewed and approved by the village attorney prior to issuance of any village permits. The approved agreement shall be recorded at the Ionia County Register of Deeds.
  - (8) *Dimensional variances prohibited.* After approval of planned development under section 36-94, no dimensional variances may be granted to the approved application.
- (f) *Appeals.* Any and all administrative interpretations, decisions, and requirements of the planned development provisions shall be appealed within 15 days to the zoning board of appeals. Except for the prohibited granting of dimensional variances after planned development approval, the zoning board of appeals shall exercise all its power and duties as provided for in sections 36-137 and 36-138.
  - (g) *Public hearing.* A public hearing is required for all planned developments in accordance with Section 103 of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended.

**Section 2.** Conflict and Repeal. All ordinances or parts of ordinances in conflict with this ordinance are repealed.

**Section 3.** Effective Date. This ordinance shall take effect upon its publication.

**Section 4.** Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the Village Clerk in a newspaper of general circulation in the Village.

Ayes:

Nays:

Abstain:

Absent:

**ORDINANCE DECLARED ADOPTED.**

Dated:

\_\_\_\_\_  
Karen L. Banks, Village President

\_\_\_\_\_  
Kathy Forman, Village Clerk

**CERTIFICATION**

I, the undersigned duly appointed Village Clerk of the Village of Lake Odessa, Ionia County, Michigan, do hereby certify that the above ordinance, or a summary thereof, was published in the Lakewood News, a newspaper of general circulation in the Village, on \_\_\_\_\_ and that such ordinance was entered into the Ordinance Book of the Village on \_\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kathy Forman, Village Clerk

**VILLAGE OF LAKE ODESSA  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE**

A public hearing has been scheduled for Tuesday, October 21, 2025, at 6:00 p.m. at a special meeting of the Lake Odessa Planning Commission at the Page Memorial Building, 839 Fourth Avenue, Lake Odessa, Michigan, to accept comments regarding the following:

1. 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.

The proposed ordinance amendment may be viewed in person at the Page Memorial Building, 839 Fourth Avenue, Lake Odessa, during normal business hours. All interested persons may attend the public hearing and comment on the proposed ordinance amendment. Written comments will be considered if mailed to: Kathy Forman, Village Clerk/Treasurer, 839 Fourth Avenue, Lake Odessa, MI 48849 and received prior to the meeting. Written comments may also be emailed to: [treasurer@lakeodessa.org](mailto:treasurer@lakeodessa.org).

Kathy Forman  
Village Clerk/Treasurer

**VILLAGE OF LAKE ODESSA  
IONIA COUNTY, MICHIGAN**

Trustee \_\_\_\_\_, supported by Trustee \_\_\_\_\_, moved the adoption of the following ordinance:

**ORDINANCE NO. 2025-**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING  
MAP OF THE VILLAGE OF LAKE ODESSA**

**THE VILLAGE OF LAKE ODESSA ORDAINS:**

**Section 1.** That the zoning district designation for the following described parcel is hereby changed from HC – Highway Commercial to PR- Public Recreational:

PART OF OUTLOT 6, OF THE ORIGINAL PLAT OF THE VILLAGE OF LAKE ODESSA, IONIA COUNTY, MICHIGAN DESCRIBED AS BEGNIING AT THE SOUTHEAST CORNER OF OUTLOT 6, THENCE 89° 44' 19" W 114.87 ALONG THE SOUTH LINE OF OUTLOT 6; THENCE N 02° 56' 53" W 95.60 FEET; THENCE S 76° 21' 08" E (RECORDED AS S 75° 17' 32" E) 13.93 FEET; THENCE W 89° 50' 50" E 106.39 FEET (RECORDED AS S 89° 52' 35" E 106.31 FEET); THENCE S 00° 05' 19" W (RECORDED AS S 00° 00' 00" W) 91.38 FEET TO THE POINT OF BEGINNING.

**Section 2.** That the village manager or his/her designee is hereby directed to revise the official zoning map of the Village of Lake Odessa, Michigan, to reflect the foregoing zoning district amendment, which map shall be signed by the village president and attested by the village clerk.

**Section 3.** The invalidity of any clause, sentence, paragraph, or part of this ordinance shall not affect the validity of the remaining parts of this ordinance.

**Section 4.** This ordinance shall become effective seven days following publication in a newspaper of general circulation in the village.

Ayes:  
Nays:  
Abstain:  
Absent:

**ORDINANCE DECLARED ADOPTED.**

Dated:

\_\_\_\_\_  
Karen L. Banks, Village President

\_\_\_\_\_  
Kathy Forman, Village Clerk

CERTIFICATION

I, the undersigned duly appointed Village Clerk of the Village of Lake Odessa, Ionia County, Michigan, do hereby certify that the above ordinance, or a summary thereof, was published in the Lakewood News, a newspaper of general circulation in the Village, on \_\_\_\_\_ and that such ordinance was entered into the Ordinance Book of the Village on \_\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kathy Forman, Village Clerk





Rec'd. 7/22/25  
\$150<sup>00</sup> Cash  
KSF

Lake Odessa  
Page Memorial Building  
839 Fourth Avenue  
Lake Odessa, MI 48849

Phone: (616) 374-7110

Fax: (616) 374-0040

website: [www.lakeodessa.org](http://www.lakeodessa.org)

### Home Occupation Business Application Special Use Permit

This application must be completed in full and approved by the Planning Commission before beginning any business, construction, excavation or use regulated by the Village of Lake Odessa Zoning Ordinance.

#### Proposed Business Type

Personal Training Center

#### Property Information

Address 1501 TUPPER LAKE ST

Parcel Number 34-101- 100-000-010-20

Legal Description (may attach copy)

#### Applicant Information

Name BARRY HOVEN

Address 1501 TUPPER LAKE ST

City LAKE ODESSA State MI Zip 48849

Phone Numbers (616) 729 9666 (773) 754 7351 ( )

#### Property Owner Information (if different from applicant)

Name BARRY HOVEN

Address 1501 TUPPER LAKE STREET

City LAKE ODESSA State MI Zip 48849

Phone Numbers (616) 729 9666 (773) 754 7351 ( )

# Home Occupation Business Application (page 2)

## Present Zoning District

## Present Use of the Property

## Site Plan

Include a scaled site plan showing the dwelling and any existing structures or the proposed location of any new construction or additions. Show where off street parking and size will be located. Sketch your home floor plan and show square footage of area devoted to the home occupation business.

## Employees

Number of people working at the home occupation business living at the home 1

## Hours of Operation

Describe hours you are open for business 8AM - 7P Mon - Fri SAT 9A-1pm

## Waste Materials

Describe type of waste materials and disposal methods CUPS, General waste paper  
etc.

## Impacts on Area

Describe any anticipated levels of noise, odor, glare, dust, fumes and method of lessening impact  
Light music, weight sounds

## Traffic Levels

Describe anticipated customer traffic volumes per day  
One car per hour for 8 hours

## Other Information

Describe any other additional information that is pertinent to your business proposal \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Home Occupation Business Application (page 3)

### Affidavit

I certify and affirm that I am either the tenant or the property or building owner and that I agree to conform to applicable zoning laws of the Village of Lake Odessa. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for representatives to visit this location. I have read and will abide by the home occupation business regulations.

Applicant Signature

*Begma*

Date

16 JULY 25

Property Owner Signature

*Begma*

Date

16 JULY 25

### Zoning Administrator Use

Received date \_\_\_\_\_

Public Hearing date \_\_\_\_\_

Application Approved \_\_\_\_\_ Date \_\_\_\_\_

Conditions of Approval \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application Denied \_\_\_\_\_ Date \_\_\_\_\_

Reason for Denial \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning Commission Chairperson Signature \_\_\_\_\_ Date \_\_\_\_\_





Dear Lake Odessa Planning Commission,

Good afternoon. I am writing to submit my application for approval to operate a personal training studio out of my home garage.

I have included a detailed floor plan of my house and garage, as well as a map of my parking pad, for your review.

I appreciate your time and consideration of my application and look forward to the review process.

Thank you very much.

Sincerely,



Barry Hoven

1501 Tupper Lake Street

Lake Odessa, MI 48849

(616) 729-9666

bhoven@urbanwarrioreedge.com



Bhoven@lakewood-fitness.com



773-754-7351

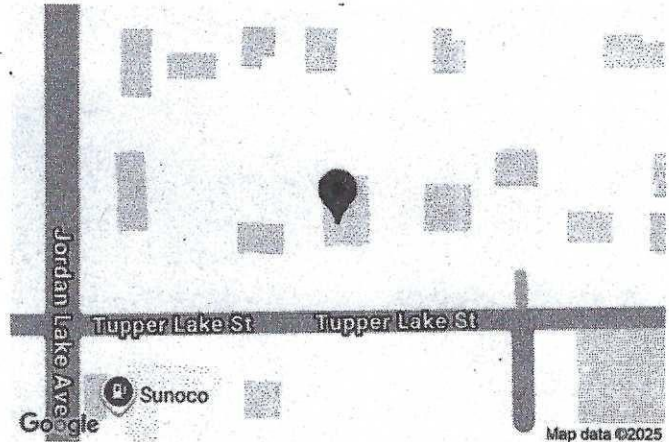


1501 Tupper Lake Street  
Lake Odessa, MI 48849-9588

# Lakewood Fitness and 1501 Tupper Lake

**CREATED ON**  
2025-07-11

**LOCATION**  
1501 Tupper Lake Street  
48849 Lake Odessa  
Michigan  
US



|                                    |                    |                    |                       |
|------------------------------------|--------------------|--------------------|-----------------------|
| <b>Total area</b><br>4599.47 sq ft | <b>Floors</b><br>1 | <b>Rooms</b><br>16 | <b>Bathrooms</b><br>2 |
|------------------------------------|--------------------|--------------------|-----------------------|

## Notes

Plans for personal training studio with parking.

# Lakewood Fitness and 1501 Tupper Lake

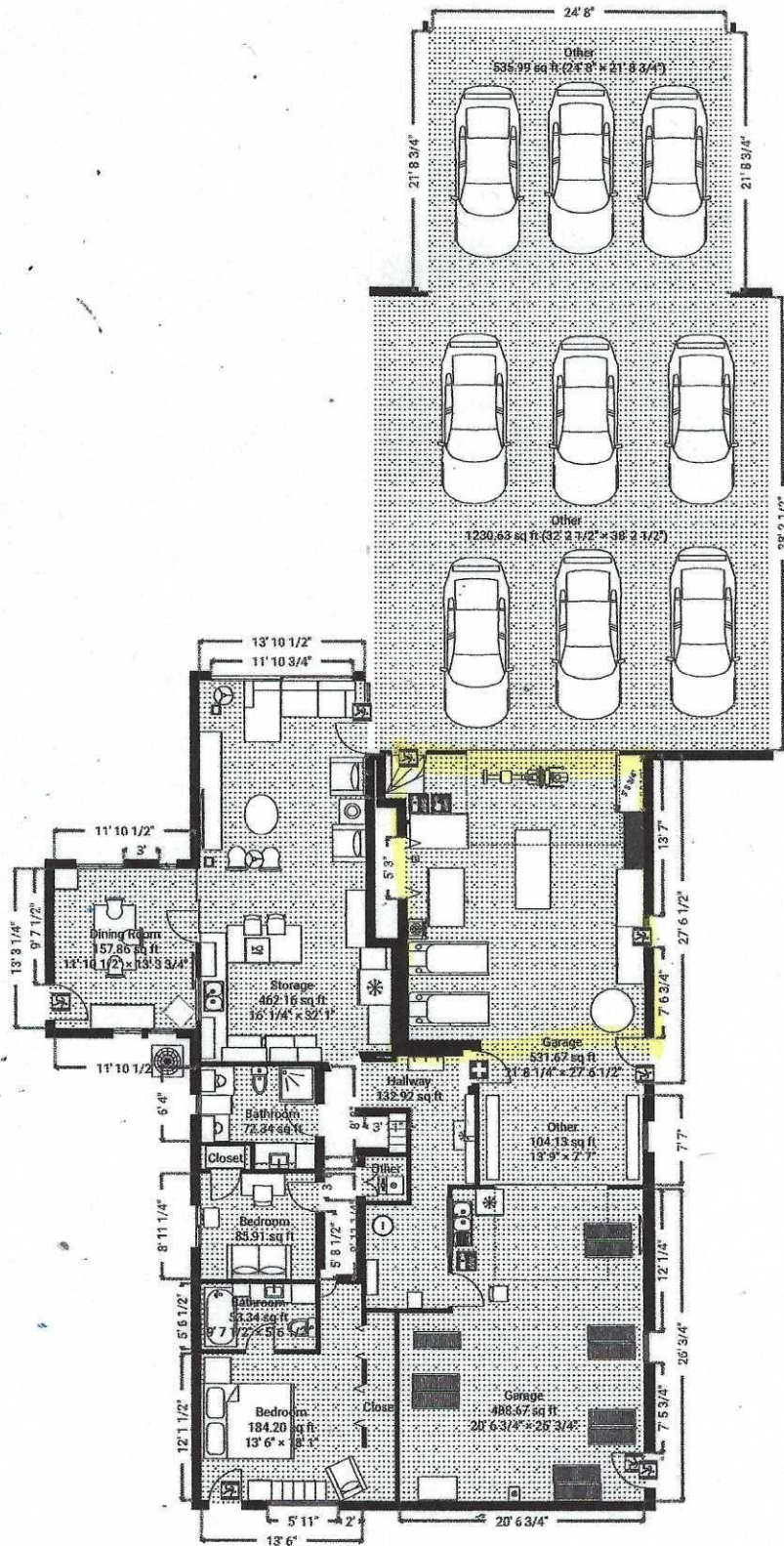
1501 Tupper Lake Street, 48849 Lake Odessa, Michigan, US

TOTAL AREA: 4599.47 sq ft • LIVING AREA: 3489.98 sq ft • FLOORS: 1 • ROOMS: 16



## ▼ 1st Floor

TOTAL AREA: 4599.47 sq ft • LIVING AREA: 3489.98 sq ft • ROOMS: 16



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 8' 16' 24'



## Lakewood Fitness and 1501 Tupper Lake

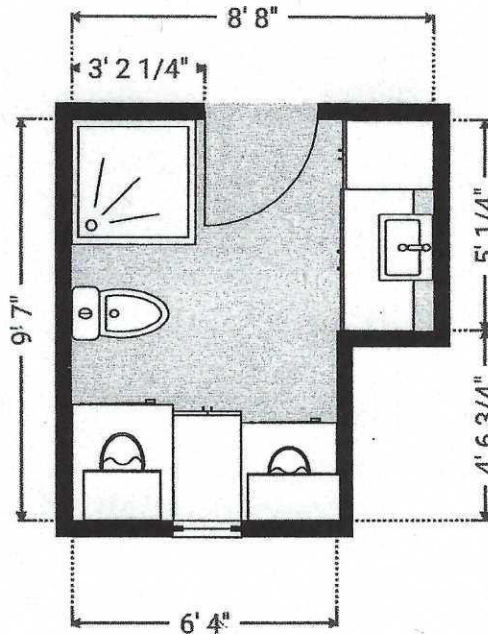
1501 Tupper Lake Street, 48849 Lake Odessa, Michigan, US

TOTAL AREA: 4599.47 sq ft • LIVING AREA: 3489.98 sq ft • FLOORS: 1 • ROOMS: 16



### ▼ Bathroom 1st Floor

WIDTH: 8' 8" • LENGTH: 9' 7" • CEILING HEIGHT: 8' 3 1/4"  
AREA: 72.34 sq ft • PERIMETER: 36' 5 3/4"



### ▼ Bathroom/1st Floor

Photo

1 Photo (see photos page)

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0' 2' 4' 6' 8'

1:53

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## Lakewood Fitness and 1501 Tupper Lake

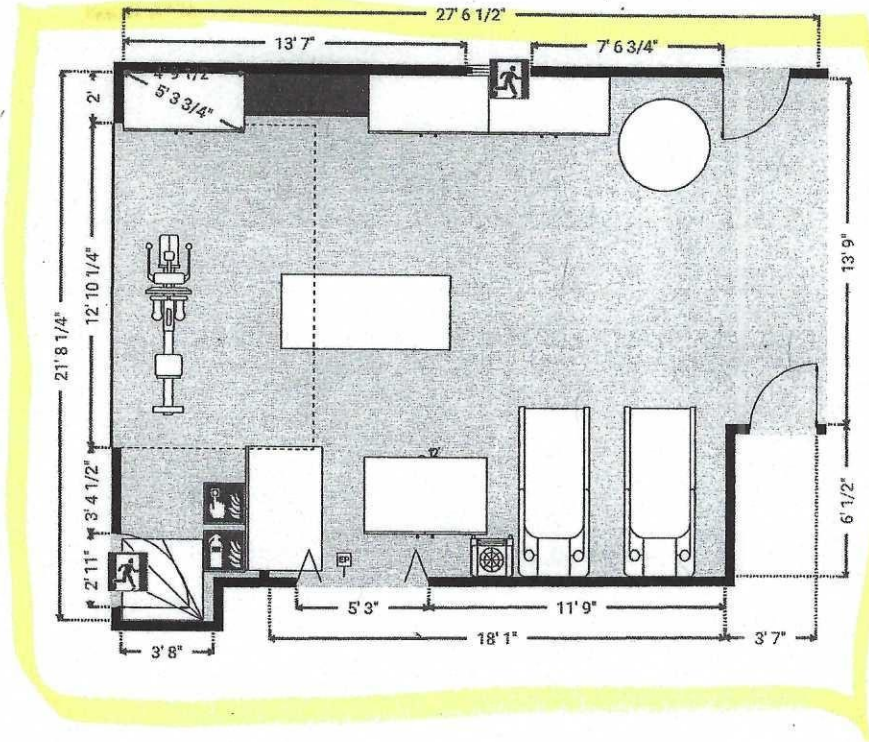
1501 Tupper Lake Street, 48849 Lake Odessa, Michigan, US

TOTAL AREA: 4599.47 sq ft • LIVING AREA: 3489.98 sq ft • FLOORS: 1 • ROOMS: 16



### ▼ Garage 1st Floor

WIDTH: 27' 6 1/2" • LENGTH: 21' 8 1/4" • CEILING HEIGHT: 15' 5 1/2"  
AREA: 531.67 sq ft • PERIMETER: 98' 10 1/4"



### ▼ Garage/1st Floor

Photo

1 Photo (see photos page)

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0' 4' 8' 12'

1:88

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# Lakewood Fitness and 1501 Tupper Lake

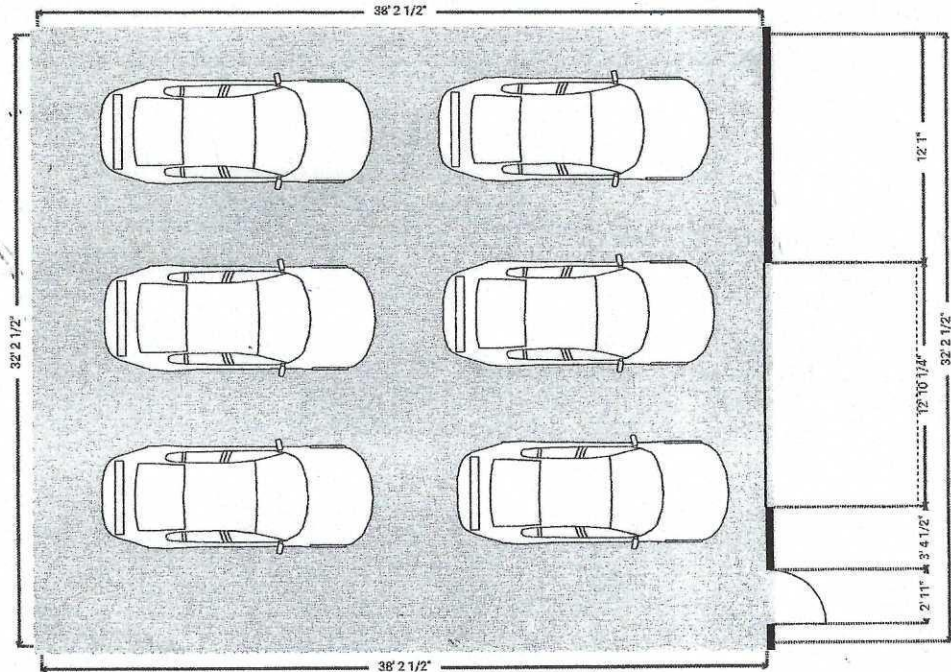
1501 Tupper Lake Street, 48849 Lake Odessa, Michigan, US

TOTAL AREA: 4599.47 sq ft • LIVING AREA: 3489.98 sq ft • FLOORS: 1 • ROOMS: 16



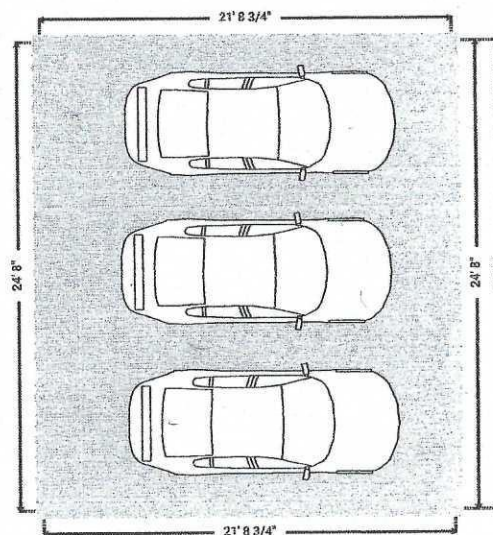
## ▼ Other 1st Floor

WIDTH: 38' 2 1/2" • LENGTH: 32' 2 1/2" • CEILING HEIGHT: 15' 5 1/2"  
AREA: 1230.63 sq ft • PERIMETER: 140' 10"



## ▼ Other 1st Floor

WIDTH: 21' 8 3/4" • LENGTH: 24' 8" • CEILING HEIGHT: 15' 5 1/2"  
AREA: 535.99 sq ft • PERIMETER: 92' 9 1/2"



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 16'

1:117  
Page 21/23

## MEMO TO LAKE ODESSA PLANNING COMMISSION

FROM ZONING ADMINISTRATOR – Jeanne Vandersloot

REGARDING: Barry Hoven, 1501 Tupper Lake St - Home Occupation Application

7-22-25

This application is from the above applicant and address. The owner started a home business but did not know he needed a permit for it, so he has now applied. He is a personal fitness trainer and works with people one-on-one in his attached garage space. None of the Type 1 home occupations list this business type but in Type 2, there is: "Gymnastics, dance instruction, martial arts instruction and similar activities". I felt that this business met this use description. Type 2 home occupations are a special use with Planning Commission review and public hearing. Please see the application documents, site plan, aerial and this memo for your review.

The ordinance section and standards for review of a type 2 home occupation are reproduced as follows so you can read the standards. ***My comments are in bold italics after each standard.***

- f. *Type 2 home occupations approved as special uses.* Unless otherwise governed by this ordinance, the following home occupations may be permitted in the R-1, R-2, R-3, and MF Districts if approved by the planning commission as a special use pursuant to the procedures contained in section 36-67:
  - 1. Any home occupation which involves the use of a detached accessory building, or that exceeds the percentage floor area limitations for Type 1 home occupations, or which is carried out by two or more non-resident employees.
  - 2. ***Gymnastics, dance instruction, martial arts instruction, and similar activities.***
  - 3. Bed and breakfast establishments.
  - 4. Veterinary office or clinic.
  - 5. Beauty salons and barber shops.
- e. *Type 2 home occupations - Standards.* When considering any Type 2 home occupation for approval as a special use, the planning commission shall consider and make findings upon the following standards:
  - 1. Whether the home occupation is incidental and secondary to the use of the premises as a dwelling and the likelihood or practicality that it will remain as such over time. ***This standard should be met.***
  - 2. Whether the likely effects of the home occupation upon adjacent and nearby lands are within the category and magnitude of the effects resulting from other uses permitted and occurring in the district and other home occupations that are specifically permitted without a special use permit. ***There should be very few effects because the business is inside the attached garage and it is estimated that there will be one car per hour during open business hours.***
  - 3. Whether the home occupation will have appreciable adverse effects upon adjacent and nearby lands and the uses thereof. ***There should be very few effects because the business is inside the attached garage and it is estimated that there will be one car per hour.***

4. All of the standards of section 36-95(14)b., notwithstanding those limits on the use of detached accessory buildings, floor area, and number of non-resident employees. ***See that section below all the Type 2 sections.***
5. Whether the home occupation is contrary to local, state and/or federal law.
- f. *Type 2 home occupations - Conditions of approval.* In approving any Type 2 home occupation special land use, the planning commission may impose restrictions and limitations upon the use, relating, but not limited to, consideration of the following:
  1. The use as located within a dwelling and/or accessory building.
  2. The floor area of the use.
  3. The area, height, bulk, sound prevention and location of any accessory building used for the occupation.
  4. The storage or display of goods, inventory or equipment that may be visible from outside the dwelling or accessory building and the screening thereof.
  5. The storage or use of combustible toxic or hazardous materials on the premises.
  6. Machinery or electrical activity that will interfere with nearby radio or television reception or create noise, vibrations, smoke, dust, odors, heat or glare noticeable at or beyond the property line.
  7. Motor vehicle and/or pedestrian traffic and its circulation on and off site.
  8. Off-street parking provided, and the location and surfacing and drainage thereof.

***The above are optional conditions if needed.***

#### Section 14 b All Home Occupations

- b. *Minimum conditions for permitted home occupations.* The following minimum conditions shall apply to all permitted home occupations:
  1. Home occupations involving the use of a detached accessory building or outdoor storage may only be permitted as a special use under the provisions of subsections d., e. and f. contained herein. ***The proposed use is in an attached garage.***
  2. The use shall be carried out only by the residents of the premises and not more than one other person. ***One resident will work at the business.***
  3. The use shall be clearly incidental, subordinate and secondary to the use of the dwelling and premises for residential purposes, and the appearance of the structure shall not be altered in any manner other than with a residential character. The occupation must not be conducted in a manner that will cause the premise to take on a non-residential character either by the use of colors, materials, construction, lighting or by the emission of sounds, vibrations or electromagnetic radiation. ***The residents live in the home and the business will be a secondary use of the property by one resident using the attached garage.***
  4. On each premises, one sign may be used to identify a home occupation not exceeding three square feet in area, non-illuminated, and mounted flat against the wall of the building. ***No sign info has been submitted. The previous non-***

***compliant sign has been removed. The front of the building is mostly glass so a sign may need to be placed on the door.***

5. The maximum floor area devoted to the home occupation shall be limited to 30 percent of the gross floor area of the dwelling unit and attached garage above grade combined and up to 50 percent of a basement area. ***The use will be in part of the attached garage and persons may use the house bathroom if needed. I calculated that the business use is less than 30% of the home and garage.***
6. There shall be no sale of products or services except as are produced on the premises or those products which may be directly related to and incidental to the home occupation. There shall be no outdoor, on-site storage of materials, equipment, or accessory items and/or display of materials, goods or supplies used in the conduct of the home occupation. No traffic shall be generated from such sales in greater volumes than would normally be expected in a residential neighborhood. Orders placed by mail or telephone or at a sales event off the premises may be filled on the premises. Delivery of purchased items to the buyer is preferred. ***The applicant has not indicated if any products will be for sale.***
7. No storage or display shall be visible from outside the dwelling or an attached building. ***None is proposed nor needed.***
8. No combustible, toxic or hazardous material may be used or stored on the premises, except in a safe manner and in full compliance with all federal, state and other governmental requirements concerning the use, handling, transport, storage and disposal of any such materials. ***There should not be any hazardous materials.***
9. There shall be no activity associated with the occupation that will interfere with local radio or television transmission or reception, nor shall there be any noise, vibrations, smoke, dust, odors, heat or glare noticeable at offensive levels at or beyond the property line. ***The applicant indicated there will be light music and the sounds of fitness equipment. It is unlikely neighbors will hear it unless it is turned up loud.***
10. The occupation will cause no appreciably greater motor vehicle or pedestrian traffic than is considered normal for a residential use in the zoning district. ***There should not be noticeable additional traffic as one car per hour is expected.***
11. There shall be adequate off-street parking spaces of ten feet by 20 feet on site for anticipated and actual business clients or customers. On-street parking, or parking within the street right-of-way in support of the home occupation is prohibited. ***The program may have placed too many cars in the parking area (for 10' by 20' spaces) but there is plenty of space in their driveway for the owners and one business car per hour.***
12. Deliveries and shipments by commercial vehicles shall be on an occasional or incidental basis. ***The applicant has not indicated any type of expected deliveries.***
13. Hours of operation shall be reasonable and customary for the type of home occupation approved and for the zoning district within which the home occupation will exist. ***The proposed hours are 8:00 am to 7:00 pm Monday through Friday and 9:00 am to 1:00 pm on Saturdays.***





Lake Odessa  
Page Memorial Building  
839 Fourth Avenue  
Lake Odessa, MI 48849

Phone: (616) 374-7110

Fax: (616) 374-0040

website: [www.lakeodessa.org](http://www.lakeodessa.org)

### Site Plan Review Application

This application must be completed in full and approved by the Lake Odessa Planning Commission before beginning any construction, excavation or use regulated by the Lake Odessa Zoning Ordinance.

**Proposed Request:** ☒ **Special Use Permit** ☐ **Commercial** ☐ **Industrial** ☐ **Residential**

New construction of two three-story multifamily buildings with 54 total apartments, one single-story operations building, a trash enclosure, a playground, and a 108 space parking lot.

The proposed front setback is 20'-0". The proposed side and rear setbacks are 30'-0".

The apartment buildings will have a maximum height of 42' (average roof slope height) or 50' to ridge.

### Property Information

Address V/L Jordan Lake Avenue

Parcel Tax ID Number 34-101-200-000-655-22 Number of Acres or Square Feet 2.71 acres

Legal Description *(use attachments if needed)*

This subject property will be split from the existing parcel and a new legal description will be created.

### Applicant Information

Name Indigo Design + Development (Indigo Development, LLC) - Ryan Schmidt

Address 920 Cherry Street SE, Suite 3

City Grand Rapids State MI Zip 49506

Phone Numbers (616) 574-6474 (616) 551-7734 ( )

### Property Owner Information *(if different from applicant)*

Name Stuart Ventures, LLC

Address 7357 Woodland Road

City Lake Odessa State MI Zip 48849

Phone Numbers ( ) (616) 813-5383 [Broker Raymond McDaniel]

## Site Plan Review Application (page 2)

### Present Zoning District

MF - Multi Family \_\_\_\_\_

### Present Use of the Property

Vacant land \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Site Plan (see zoning ordinance section 36.66 for details)

Include a site plan showing the location of the proposed use, any existing structures or the proposed location of any new construction or additions. Site plans must contain all of the information required in the Lake Odessa Zoning Ordinance.

### Affidavit

I certify and affirm that I am the property or building owner or the owner's authorized agent and that I agree to conform to applicable zoning laws of the Village of Lake Odessa. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for Village representatives to visit this location.

Signature Agent \_\_\_\_\_



RYAN SCHMITT  
 AUTHORIZED SIGNATORY  
 100130 DEARBORN, IL

Date 9/2/25

Signature Owner \_\_\_\_\_

Date \_\_\_\_\_

### Office / Zoning Administrator Use

Fee paid \_\_\_\_\_ Date \_\_\_\_\_

Application Approved \_\_\_\_\_ Date \_\_\_\_\_

Conditions of Approval \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Application Denied \_\_\_\_\_ Date \_\_\_\_\_

Reason for Denial \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zoning Administrator Signature \_\_\_\_\_

Date \_\_\_\_\_





# LAKE ODESSA MULTIFAMILY DEVELOPMENT

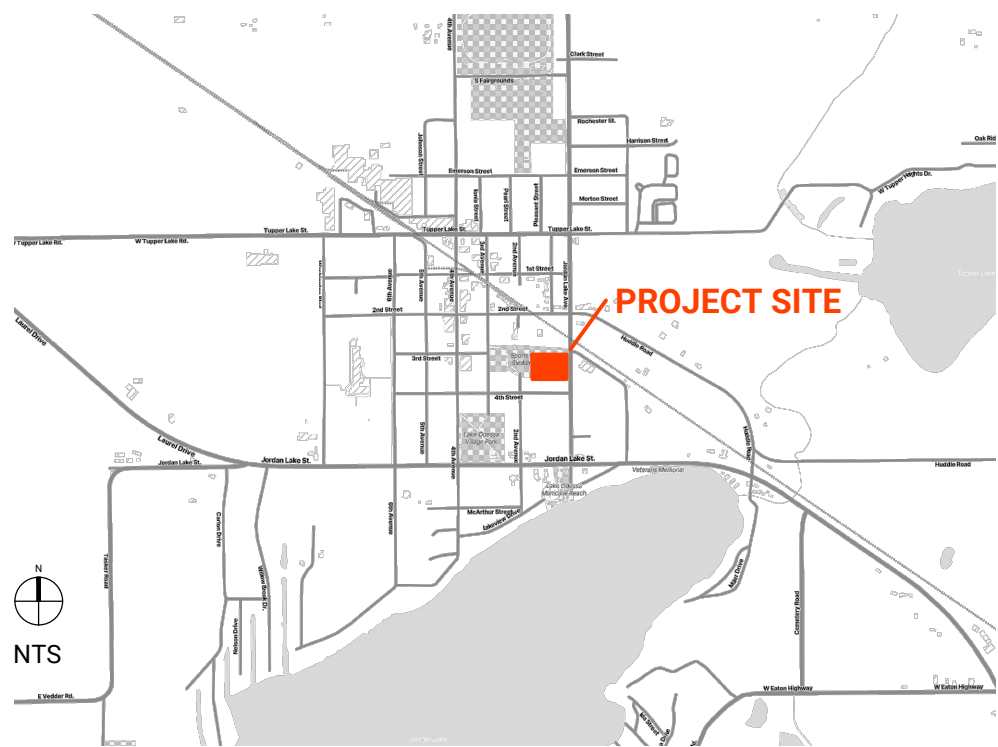
V/L JORDAN LAKE AVENUE, LAKE ODESSA, MICHIGAN

NOT FOR CONSTRUCTION

## ABBREVIATIONS

|        |                                       |         |                                            |
|--------|---------------------------------------|---------|--------------------------------------------|
| #      | POUND OR NUMBER                       | GND     | GROUND                                     |
| &      | AND                                   | GWB     | GYPSPUM WALL BOARD                         |
| @      | AT                                    | HB      | HOSE BIB                                   |
| AB     | ANCHOR BOLT                           | HDR     | HEADER                                     |
| A/C    | AIR CONDITIONING                      | HDWR    | HARDWARE                                   |
| ACOUS  | ACOUSTICAL                            | HM      | HOLLOW METAL                               |
| ACT    | ACOUSTICAL CEILING TILE               | HP      | HIGH POINT                                 |
| ACM    | ALUMINUM COMPOSITE MATERIAL           | HR      | HOUR                                       |
| AD     | AREA DRAIN                            | HRZ     | HORIZONTAL                                 |
| ADD    | ADDENDUM                              | HT      | HEIGHT                                     |
| ADJ    | ADJUSTABLE                            | HVAC    | HEATING, VENTILATION, AND AIR CONDITIONING |
| AFF    | ABOVE FINISH FLOOR                    | IN OR * | INCH                                       |
| ALT    | ALTERNATE                             | INCL    | INCLUDING                                  |
| ALUM   | ALUMINUM                              | INSUL   | INSULATED OR INSULATION                    |
| ANOD   | ANODIZED                              | INT     | INTERIOR                                   |
| APPROX | APPROXIMATE                           | JC      | JANITOR CLOSET                             |
| ARCH   | ARCHITECTURAL                         | JST     | JOIST                                      |
| BD     | BOARD                                 | JT      | JOINT                                      |
| BEDRM  | BEDROOM                               | L       | ANGLE                                      |
| BLDG   | BUILDING                              | LAV     | LAVATORY                                   |
| BLKG   | BLOCKING                              | LT      | LIGHT                                      |
| BM     | BEAM                                  | LVL     | LAMINATED VENEER LUMBER OR LEVEL           |
| BRG    | BEARING                               | LVP     | LUXURY VINYL PLANK                         |
| BSMT   | BASEMENT                              | MANF    | MANUFACTURER                               |
| BYND   | BEYOND                                | MAX     | MAXIMUM                                    |
| BOT    | BOTTOM                                | MO      | MASONRY OPENING                            |
| BTW    | BETWEEN                               | MECH    | MECHANICAL                                 |
| CAB    | CABINET                               | MEMBR   | MEMBRANE                                   |
| CB     | CATCH BASIN                           | MIN     | MINIMUM                                    |
| CIP    | CAST IN PLACE                         | MISC    | MISCELLANEOUS                              |
| CHNL   | CHANNEL                               | MTL     | METAL                                      |
| CJ     | CONTROL JOINT                         | N/A     | NOT APPLICABLE                             |
| CL     | CENTERLINE                            | NIC     | NOT IN CONTRACT                            |
| CLG    | CEILING                               | NOM     | NOMINAL                                    |
| CLO    | CLOSET                                | NTS     | NOT TO SCALE                               |
| CLR    | CLEAR                                 | OC      | ON CENTER                                  |
| CMU    | CONCRETE MASONRY UNIT                 | OH      | OVERHANG                                   |
| COL    | COLUMN                                | OPP     | OPPOSITE                                   |
| COMPR  | COMPRESSIBLE                          | OPH     | OPPOSITE HAND                              |
| CONC   | CONCRETE                              | OVHD    | OVERHEAD                                   |
| CONT   | CONTINUOUS                            | PL      | PLATE                                      |
| CPT    | CARPET                                | PLAM    | PLASTIC LAMINATE                           |
| CT     | CERAMIC TILE                          | PLUMB   | PLUMBING                                   |
| CTR    | CENTER                                | PLYWD   | PLYWOOD                                    |
| DBL    | DOUBLE                                | PT      | PRESSURE TREATED                           |
| DEMO   | DEMOLISH                              | PNT     | PAINT OR PAINTED                           |
| DET    | DETAIL                                | PVC     | POLYVINYL CHLORIDE                         |
| DIA    | DIAMETER                              | RCP     | REFLECTED CEILING PLAN                     |
| DIM    | DIMENSION                             | RD      | ROOF DRAIN                                 |
| DIMS   | DIMENSIONS                            | REQD    | REQUIRED                                   |
| DOWN   | DOWN                                  | REV     | REVISION OR REVISED                        |
| DR     | DOOR                                  | RM      | ROOM                                       |
| DU     | DWELLING UNIT                         | RO      | ROUGH OPENING                              |
| DWG    | DRAWING                               | SCHED   | SCHEDULE                                   |
| EA     | EACH                                  | SF      | SQUARE FEET                                |
| EIFS   | EXTERIOR INSULATION AND FINISH SYSTEM | SIM     | SIMILAR                                    |
| EJ     | ELEVATION JOINT                       | SPEC    | SPECIFICATION                              |
| EL     | ELEVATION                             | SPK     | SPRINKLER OR SPEAKER                       |
| ELEC   | ELECTRICAL                            | SS      | STAINLESS STEEL                            |
| ELEV   | ELEVATION OR ELEVATOR                 | STC     | SOUND TRANSMISSION COEFFICIENT             |
| EPDM   | ETHYLENE PROPYLENE DIENE MONOMER      | STD     | STANDARD                                   |
| EQ     | EQUAL                                 | STL     | STEEL                                      |
| EQUIP  | EQUIPMENT                             | STRUCT  | STRUCTURAL                                 |
| EXH    | EXHAUST                               | T/D     | TELEPHONE/DATA                             |
| EXIST  | EXISTING                              | T&G     | TONGUE AND GROOVE                          |
| EXP JT | EXPANSION JOINT                       | TEL     | TELEPHONE                                  |
| EXT    | EXTERIOR                              | TO      | TOP OF                                     |
| FA     | FIRE ALARM                            | TOC     | TOP OF CONCRETE                            |
| FD     | FLOOR DRAIN OR FIRE DEPARTMENT        | TOD     | TOP OF DECK                                |
| FE     | FIRE EXTINGUISHER                     | TOS     | TOP OF STEEL                               |
| FEC    | FIRE EXTINGUISHER CABINET             | TOW     | TOP OF WALL                                |
| FF     | FINISH FLOOR                          | TPD     | TOILET PAPER DISPENSER                     |
| FIN    | FINISH                                | TYP     | TYPICAL                                    |
| FIXT   | FIXTURE                               | UNO     | UNLESS NOTED OTHERWISE                     |
| FLR    | FLOOR                                 | VCT     | VINYL COMPOSITE TILE                       |
| FLR    | FLOOR                                 | VERT    | VERTICAL                                   |
| FO     | FACE OF                               | VIF     | VERIFY IN FIELD                            |
| FT OR  | FEET                                  | W/      | WITH                                       |
| FRT    | FIRE RETARDANT TREATED                | W/D     | WASHING MACHINE AND CLOTHES DRYER WITHOUT  |
| FTG    | FOOTING                               | W/O     | WITHOUT                                    |
| FURN   | FURNACE                               | WC      | WATER CLOSET                               |
| FND    | FOUNDATION                            | WD      | WOOD                                       |
| GA     | GAUGE                                 | WH      | WATER HEATER                               |
| GALV   | GALVANIZED                            | WIC     | WALK-IN CLOSET                             |
| GB     | GRAB BAR                              | WOC     | WINDOW OPENING CONTROL DEVICE              |
| GC     | GENERAL CONTRACTOR                    |         |                                            |

## VICINITY MAP



## DRAWING SYMBOLS

|                               |                  |                          |                     |     |          |
|-------------------------------|------------------|--------------------------|---------------------|-----|----------|
| PLAN/DEMO NOTE                | (X)              | INTERIOR ELEVATION MARKS | 1<br>4 A-XXX 2<br>3 | AND | XX/A-XXX |
| DOOR TYPE                     | (XXX)            | BUILDING SECTION MARK    | X<br>A-XXX          |     |          |
| REVISION MARK                 | X                | SECTION DETAIL MARK      | X<br>A-XXX          |     |          |
| WALL TYPE                     | X                | DETAIL MARK              | X<br>A-XXX          |     |          |
| WINDOW TYPE                   | XX               |                          |                     |     |          |
| SPOT ELEVATION                | +X-X"            |                          |                     |     |          |
| ELEVATION                     | +X-X"<br>XXXX    |                          |                     |     |          |
| ROOM NAME                     | ROOM NAME<br>XXX |                          |                     |     |          |
| GRID BUBBLES AND COLUMN LINES | 1 2<br>B A       |                          |                     |     |          |

## MATERIAL SYMBOLS

|                       |  |                       |  |
|-----------------------|--|-----------------------|--|
| ROUGH LUMBER          |  | BRICK                 |  |
| BLOCKING              |  | STEEL                 |  |
| FINISHED LUMBER       |  | ALUMINUM              |  |
| PLYWOOD               |  | EARTH                 |  |
| OSB                   |  | GRAVEL                |  |
| CONCRETE              |  | BATT INSULATION       |  |
| PLASTER, MORTAR, SAND |  | RIGID INSULATION      |  |
| CONCRETE BLOCK        |  | SPRAY FOAM INSULATION |  |

## GENERAL ARCHITECTURAL NOTES

- ELEVATION DATUM: FIRST FLOOR LEVEL = 100'-0"
- ALL DIMENSIONS OF NEW CONSTRUCTION ARE TO FACE OF WOOD FRAMING.
- PROVIDE 2X WOOD BLOCKING AS REQUIRED IN ANY EXISTING OR NEW STUD WALLS AS REQUIRED BY MOUNTED DEVICE, SUCH AS CASEWORK, HANDRAILS, COAT RACKS, ETC.
- ALL INTERIOR DOOR JAMBS TO BE SET 3/4" MINIMUM FROM INTERIOR CORNERS AS REQUIRED FOR FULL CASING. CENTER DOORS IN CLOSETS AND HALLWAYS U.N.O.
- HANDRAILS AND GUARDRAILS TO BE 36" MIN. AFF LINE AT TREAD NOSING WITH SPACING SUCH THAT THERE IS LESS THAN 4" BETWEEN BALUSTERS AND OPEN RISERS U.N.O.

## GENERAL NOTES

- MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN-BUILD. CONTRACTORS ARE FULLY RESPONSIBLE FOR THEIR OWN WORK IN REGARD FOR ALL CODES, DIMENSIONS, COORDINATION WITH OTHER TRADES AND ALL APPLICABLE MUNICIPAL, AND OTHER GOVERNMENTAL APPROVALS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARD BUILDING PRACTICES AS A MINIMUM, MANUFACTURER'S SPECIFICATIONS, AND REGULATIONS OF GOVERNING AUTHORITIES. CONTRACTOR TO MAINTAIN AND ENSURE SAFE WORKING CONDITIONS AND PRACTICES.
- EACH CONTRACTOR IS RESPONSIBLE TO COORDINATE THEIR WORK WITH OTHER CONSTRUCTION TRADES. NOTIFY ARCHITECT OF ANY INEFFICIENCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTORS / SUBCONTRACTORS SHALL BE PROPERLY LICENSED AND INSURED IF REQUIRED BY THE STATE OF MICHIGAN.
- CONTRACTORS TO ADMINISTER SCHEDULING INSPECTIONS AND QUALIFIED MATERIALS TESTS AS REQUIRED
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL THE PROJECT IS DELIVERED COMPLETE TO THE OWNER.
- ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS REQUIRED TO COMPLETE THEIR WORK OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED. NOTIFY THE ARCHITECT IF ANY CONFLICTING QUANTITIES / VALUES DURING DOCUMENT REVIEW, AND PRIOR TO PROVIDING BID AND MATERIAL PROCUREMENT.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL PERTINENT DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ON SUPPORTING DRAWINGS SUCH AS ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPE, ETC. SHALL BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DETAILED ASSEMBLIES THAT ARE NOT DEFINED IN DRAWING SET SUCH AS GLASS PARTITIONS AND DOORS, CLOSET ACCESSORY LAYOUT, CASEWORK, AND COUNTERTOPS.

## BUILDING CODE SUMMARY

### APPLICABLE CODES

2015 MICHIGAN RESIDENTIAL CODE (MRC)  
2021 MICHIGAN PLUMBING CODE (MPC)  
2021 MICHIGAN MECHANICAL CODE (MMC)  
2021 NATIONAL ELECTRICAL CODE (NEC) WITH MICHIGAN PART 8 CHANGES  
2015 MICHIGAN ENERGY CODE (MEC)

### DESCRIPTION OF WORK

- (1) 36-UNIT NEW CONSTRUCTION MULTIFAMILY BUILDING  
(1) 18-UNIT NEW CONSTRUCTION MULTIFAMILY BUILDING  
(1) NEW CONSTRUCTION MAINTENANCE AND LEASING OFFICE

## ZONING CODE SUMMARY

### PROJECT INFORMATION

ADDRESS: V/L JORDAN LAKE AVENUE, LAKE ODESSA, MI 48849  
CURRENT PARCEL ID: SEE SURVEY FOR PARCEL DESCRIPTIONS  
LOT SIZE: 2.71 ACRES (118,048 SF)  
JURISDICTION: VILLAGE OF LAKE ODESSA  
ZONING DISTRICT: MF MEDIUM/HIGH DENSITY: MULTIPLE FAMILY

## SHEET INDEX

| CS            | COVER SHEET                      |
|---------------|----------------------------------|
| ARCHITECTURAL |                                  |
| A-001         | SITE ANALYSIS                    |
| A-002         | ARCHITECTURAL SITE PLAN          |
| A-101         | FIRST FLOOR PLAN - BUILDING A    |
| A-102         | SECOND FLOOR PLAN - BUILDING A   |
| A-103         | THIRD FLOOR PLAN - BUILDING A    |
| A-111         | FIRST FLOOR PLAN - BUILDING B    |
| A-112         | SECOND FLOOR PLAN - BUILDING B   |
| A-113         | THIRD FLOOR PLAN - BUILDING B    |
| A-201         | EXTERIOR ELEVATIONS - BUILDING A |
| A-202         | EXTERIOR ELEVATIONS - BUILDING B |
| A-901         | EXTERIOR PERSPECTIVE IMAGERY     |

## PROJECT DIRECTORY

### DEVELOPERS

**GJCR, LLC**  
660 CASCADE WEST PKWY, SUITE 105  
GRAND RAPIDS, MI 49506  
616-570-2382  
DEAN ROSENDALE  
DEANR@COPPERROCKCONSTRUCTION.COM

### INDIGO DESIGN + DEVELOPMENT

920 CHERRY STREET SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
RYAN SCHMIDT  
RSCHMIDT@LIVEINDIGO.COM

### CIVIL ENGINEER

### TBD

ADDRESS LINE 1  
CITY, MI XXXXX  
PHONE NUMBER  
MAIN CONTACT  
EMAIL

### LANDSCAPE ARCHITECT

### TBD

ADDRESS LINE 1  
CITY, MI XXXXX  
PHONE NUMBER  
MAIN CONTACT  
EMAIL

### ARCHITECT

**INDIGO ARCHITECTURE**  
920 CHERRY STREET SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
GREG SCHMIDT  
GSCHMIDT@LIVEINDIGO.COM

### STRUCTURAL ENGINEER

### TBD

ADDRESS LINE 1  
CITY, MI XXXXX  
PHONE NUMBER  
MAIN CONTACT  
EMAIL

### MEP ENGINEERS

### TBD

ADDRESS LINE 1  
CITY, MI XXXXX  
PHONE NUMBER  
MAIN CONTACT  
EMAIL

### GENERAL CONTRACTOR

**COPPERROCK CONSTRUCTION**  
601 FIFTH ST NW, SUITE 300  
GRAND RAPIDS, MI 49504  
616-920-1655  
MAIN CONTACT  
EMAIL ADDRESS

### ARCHITECT:



920 CHERRY ST SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
LIVEINDIGO.COM

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### SEAL:

### PROJECT:

## MULTIFAMILY DEVELOPMENT

V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

### DEVELOPERS:

### INDIGO DESIGN + DEVELOPMENT

920 CHERRY ST SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
LIVEINDIGO.COM

### COPPERROCK CONSTRUCTION

601 FIFTH STREET NW, SUITE 300  
GRAND RAPIDS, MI 49504  
616-920-1655  
COPPERROCKCONSTRUCTION.COM

NOT FOR CONSTRUCTION

### ISSUE DATE: DESCRIPTION:

|          |                     |
|----------|---------------------|
| 09/16/25 | PLANNING COMMISSION |
| 10/07/25 | SITE PLAN REVIEW    |

### REV. DATE: DESCRIPTION: REV:

### PROJECT NO.: 2503

### DATE: 09/02/2025

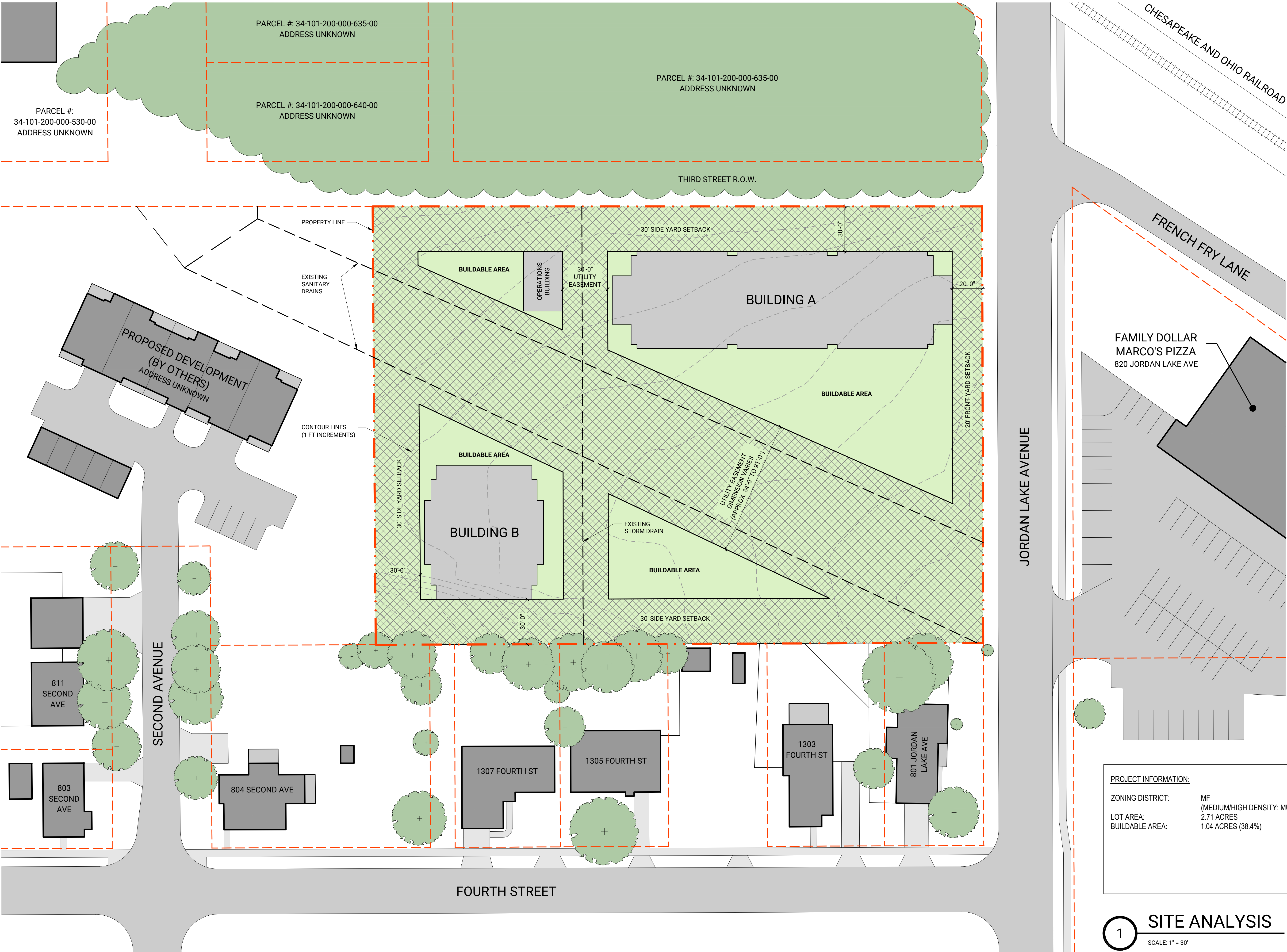
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## COVER SHEET

### SHEET NUMBER:

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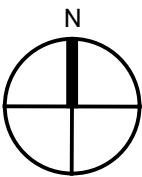




| PROJECT INFORMATION: |                                              |
|----------------------|----------------------------------------------|
| ZONING DISTRICT:     | MF<br>(MEDIUM/HIGH DENSITY: MULTIPLE FAMILY) |
| LOT AREA:            | 2.71 ACRES                                   |
| BUILDABLE AREA:      | 1.04 ACRES (38.4%)                           |

1 SITE ANALYSIS

SCALE: 1" = 30'



ARCHITECT:

INDIGO  
ARCHITECTURE

920 CHERRY ST SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
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SEAL:

PROJECT:

MULTIFAMILY  
DEVELOPMENT

V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT  
920 CHERRY ST SE, SUITE 3  
GRAND RAPIDS, MI 49506  
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COPPERROCK CONSTRUCTION  
601 FIFTH STREET NW, SUITE 300  
GRAND RAPIDS, MI 49504  
616-920-1655  
COPPERROCKCONSTRUCTION.COM

NOT FOR CONSTRUCTION

| ISSUE DATE: | DESCRIPTION:        |
|-------------|---------------------|
| 09/16/25    | PLANNING COMMISSION |
| 10/07/25    | SITE PLAN REVIEW    |
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PROJECT NO.: 2503

DATE: 09/02/2025

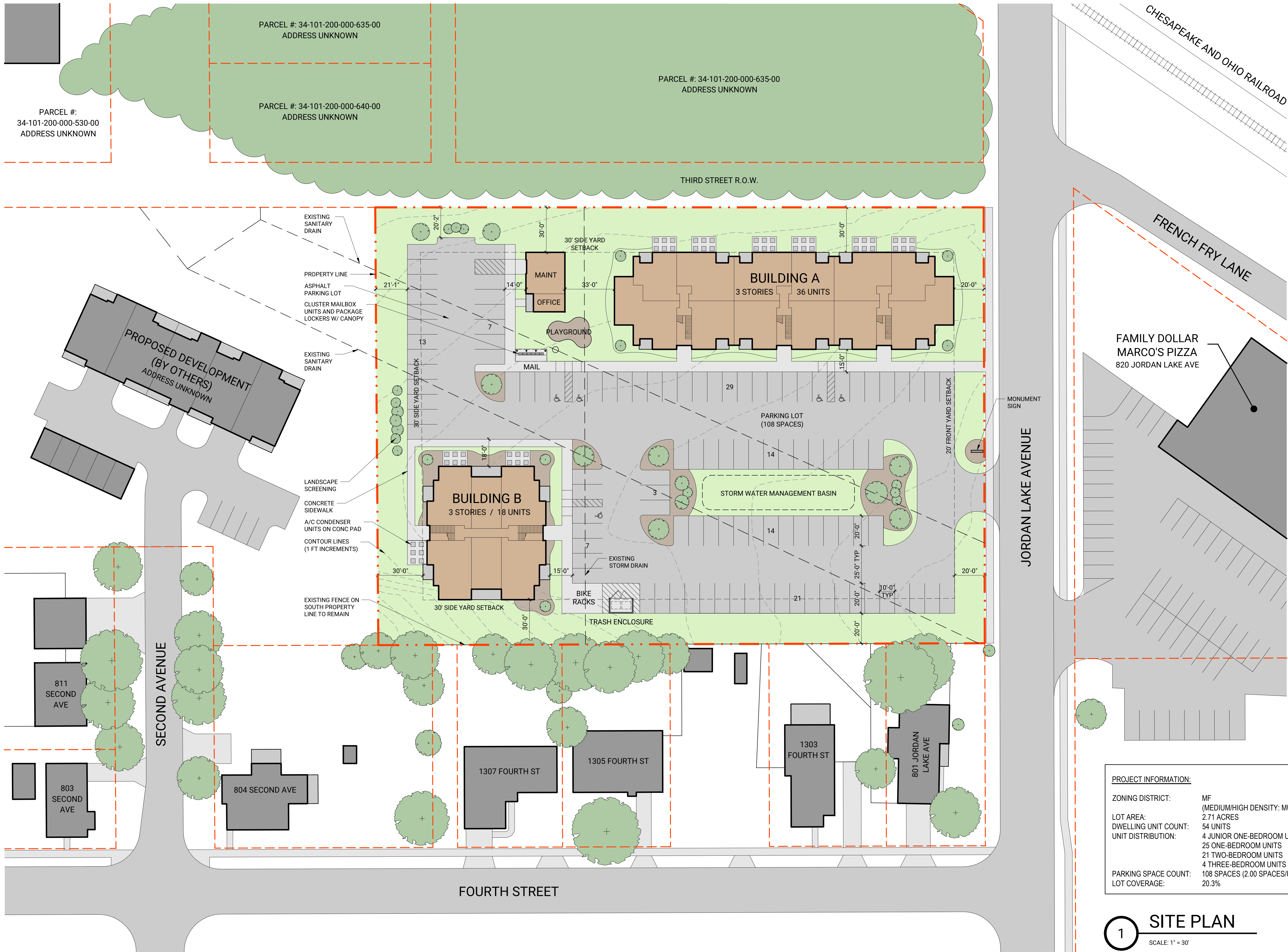
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SITE ANALYSIS

SHEET NUMBER:

A-001

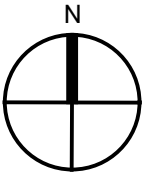




FAMILY DOLLAR  
MARCO'S PIZZA  
820 JORDAN LAKE AVE

| PROJECT INFORMATION: |                                              |  |
|----------------------|----------------------------------------------|--|
| ZONING DISTRICT:     | MF<br>(MEDIUM/HIGH DENSITY: MULTIPLE FAMILY) |  |
| LOT AREA:            | 2.71 ACRES                                   |  |
| DWELLING UNIT COUNT: | 54 UNITS                                     |  |
| UNIT DISTRIBUTION:   | 4 JUNIOR ONE-BEDROOM UNITS                   |  |
|                      | 25 ONE-BEDROOM UNITS                         |  |
|                      | 21 TWO-BEDROOM UNITS                         |  |
|                      | 4 THREE-BEDROOM UNITS                        |  |
| PARKING SPACE COUNT: | 108 SPACES (2.00 SPACES/UNIT)                |  |
| LOT COVERAGE:        | 20.3%                                        |  |

1 SITE PLAN  
SCALE: 1" = 30'



ARCHITECT:



INDIGO  
ARCHITECTURE

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SEAL:

PROJECT:

MULTIFAMILY  
DEVELOPMENT

V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT  
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601 FIFTH STREET NW, SUITE 300  
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PROJECT NO.: 2503

DATE: 09/02/2025

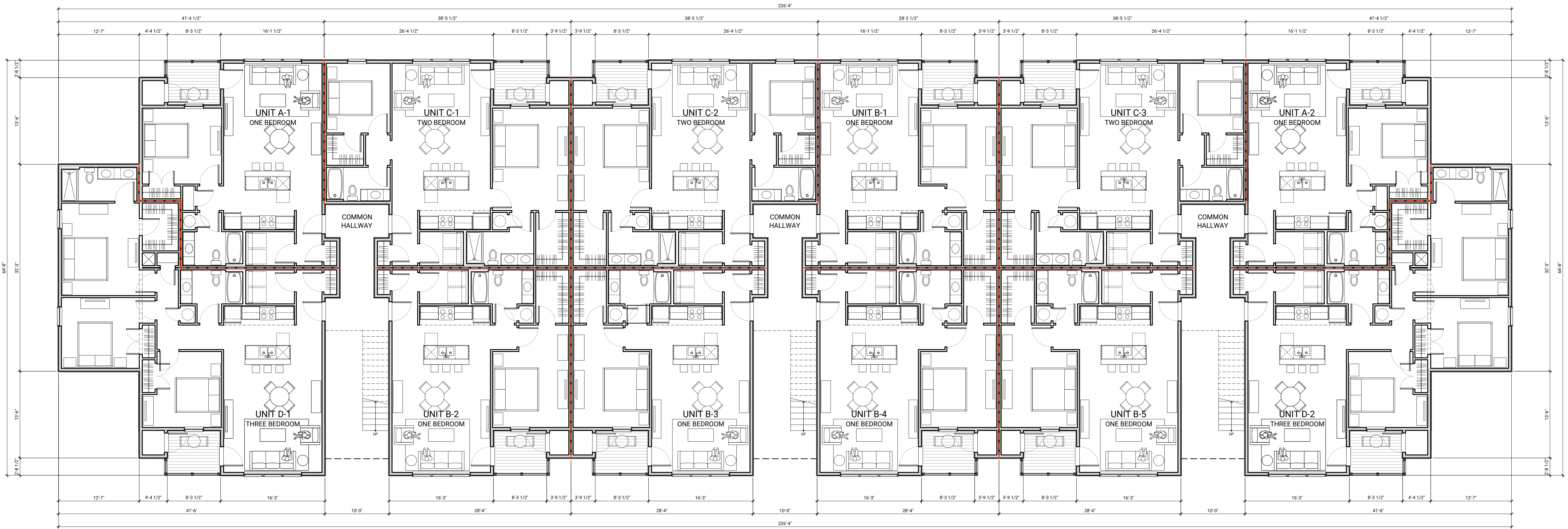
SHEET TITLE:

ARCHITECTURAL  
SITE PLAN

SHEET NUMBER:

A-002





**1** BUILDING A - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| FLOOR AREA SUMMARY - BUILDING TYPE A (36-UNIT)                                                                                                                                                                                                      |                                 |          |        |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------|--------|-------|
| UNIT TYPE:                                                                                                                                                                                                                                          | DWELLING UNIT FLOOR AREA (SF)   |          |        |       |
|                                                                                                                                                                                                                                                     | A                               | B        | C      | D     |
|                                                                                                                                                                                                                                                     | TOTAL                           |          |        |       |
|                                                                                                                                                                                                                                                     | 4                               | 19       | 9      | 4     |
|                                                                                                                                                                                                                                                     | 36                              |          |        |       |
| UNIT QUANTITY:                                                                                                                                                                                                                                      | 1                               | 1        | 2      | 3     |
| BEDROOMS PER UNIT:                                                                                                                                                                                                                                  | 1                               | 1        | 2      | 2     |
| BATHROOMS PER UNIT:                                                                                                                                                                                                                                 | 806                             | 858      | 1,085  | 1,348 |
| INTERIOR FLOOR AREA (SF):                                                                                                                                                                                                                           |                                 |          |        |       |
| BUILDING AREA:                                                                                                                                                                                                                                      | BLDG TYPE A (36-UNIT) AREA (SF) |          |        |       |
|                                                                                                                                                                                                                                                     | INTERIOR                        | EXTERIOR | TOTAL  |       |
|                                                                                                                                                                                                                                                     | 11,854                          | 1,853    | 13,707 |       |
|                                                                                                                                                                                                                                                     | 11,854                          | 1,544    | 13,398 |       |
|                                                                                                                                                                                                                                                     | 11,042                          | 1,176    | 12,218 |       |
| TOTAL BUILDING AREA:                                                                                                                                                                                                                                | 34,750                          | 4,573    | 39,323 |       |
| NOTES:                                                                                                                                                                                                                                              |                                 |          |        |       |
| 1. INTERIOR FLOOR AREA MEASUREMENTS AND CALCULATIONS LISTED IN THIS DRAWING SET DO NOT ADHERE TO ANY PUBLISHED GUIDELINE OR NATIONAL STANDARD. THEY ARE APPROXIMATE AND ARE INTENDED ONLY FOR USE BY THE GC FOR THE PURPOSE OF PRELIMINARY PRICING. |                                 |          |        |       |
| 2. FLOOR AREAS ARE MEASURED TO OUTSIDE OF FRAMING AT EXTERIOR WALLS, TO CENTERLINE OF DEMISING WALLS, AND TO OUTSIDE OF FRAMING AT SHARED HALLWAYS.                                                                                                 |                                 |          |        |       |
| 3. EXTERIOR BUILDING AREAS INCLUDE PORCHES, PATIOS, STOOPS, BALCONIES, AND OPEN-AIR COMMON HALLWAYS AND STAIRS.                                                                                                                                     |                                 |          |        |       |

ARCHITECT:

INDIGO  
ARCHITECTURE

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SEAL:

PROJECT:

MULTIFAMILY  
DEVELOPMENT

V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT

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PROJECT NO.: 2503

DATE: 09/02/2025

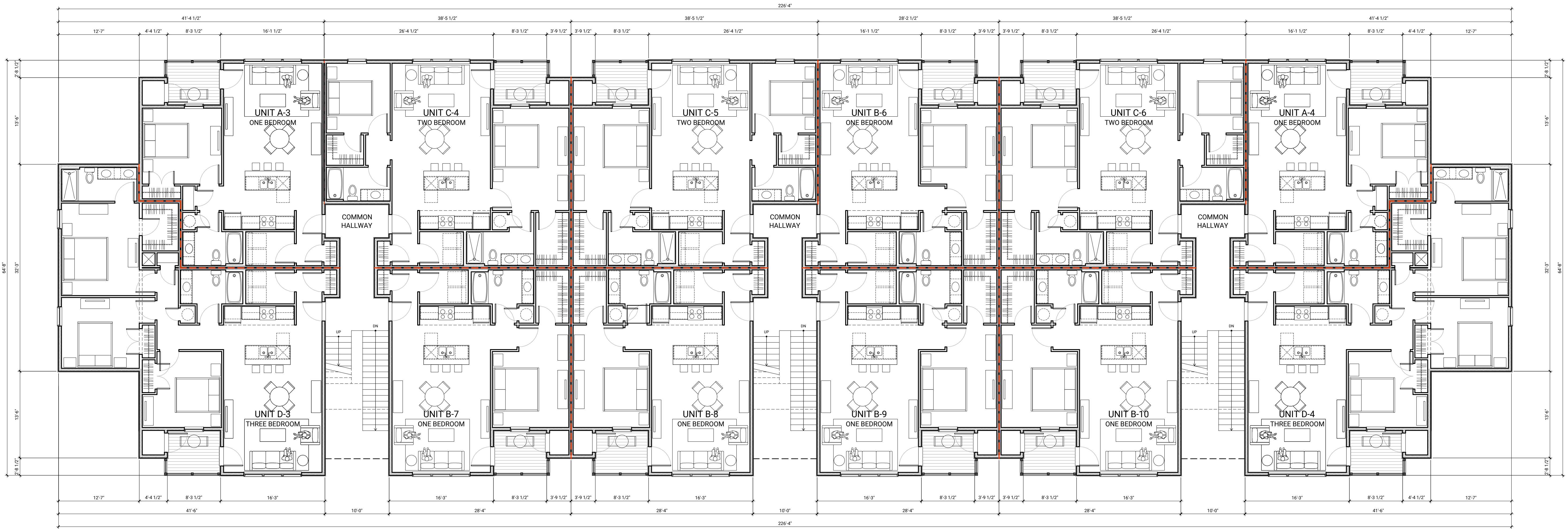
SHEET TITLE:

BUILDING A  
FIRST FLOOR PLAN

SHEET NUMBER:

A-101





**1** BUILDING A - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| FLOOR AREA SUMMARY - BUILDING TYPE A (36-UNIT)                                                                                                                                                                                                      |                                 |          |        |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------|--------|-------|
| UNIT TYPE:                                                                                                                                                                                                                                          | DWELLING UNIT FLOOR AREA (SF)   |          |        |       |
|                                                                                                                                                                                                                                                     | A                               | B        | C      | D     |
| UNIT QUANTITY:                                                                                                                                                                                                                                      | 4                               | 19       | 9      | 4     |
| BEDROOMS PER UNIT:                                                                                                                                                                                                                                  | 1                               | 1        | 2      | 3     |
| BATHROOMS PER UNIT:                                                                                                                                                                                                                                 | 1                               | 1        | 2      | 2     |
| INTERIOR FLOOR AREA (SF):                                                                                                                                                                                                                           | 806                             | 858      | 1,085  | 1,348 |
| BUILDING AREA:                                                                                                                                                                                                                                      | BLDG TYPE A (36-UNIT) AREA (SF) |          |        |       |
|                                                                                                                                                                                                                                                     | INTERIOR                        | EXTERIOR | TOTAL  |       |
| FIRST FLOOR:                                                                                                                                                                                                                                        | 11,854                          | 1,853    | 13,707 |       |
| SECOND FLOOR:                                                                                                                                                                                                                                       | 11,854                          | 1,544    | 13,398 |       |
| THIRD FLOOR:                                                                                                                                                                                                                                        | 11,042                          | 1,176    | 12,218 |       |
| TOTAL BUILDING AREA:                                                                                                                                                                                                                                | 34,750                          | 4,573    | 39,323 |       |
| NOTES:                                                                                                                                                                                                                                              |                                 |          |        |       |
| 1. INTERIOR FLOOR AREA MEASUREMENTS AND CALCULATIONS LISTED IN THIS DRAWING SET DO NOT ADHERE TO ANY PUBLISHED GUIDELINE OR NATIONAL STANDARD. THEY ARE APPROXIMATE AND ARE INTENDED ONLY FOR USE BY THE GC FOR THE PURPOSE OF PRELIMINARY PRICING. |                                 |          |        |       |
| 2. FLOOR AREAS ARE MEASURED TO OUTSIDE OF FRAMING AT EXTERIOR WALLS, TO CENTERLINE OF DEMISING WALLS, AND TO OUTSIDE OF FRAMING AT SHARED HALLWAYS.                                                                                                 |                                 |          |        |       |
| 3. EXTERIOR BUILDING AREAS INCLUDE PORCHES, PATIOS, STOOPS, BALCONIES, AND OPEN-AIR COMMON HALLWAYS AND STAIRS.                                                                                                                                     |                                 |          |        |       |

ARCHITECT:

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SEAL:

PROJECT:

MULTIFAMILY DEVELOPMENT

V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT

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DATE: 09/02/2025

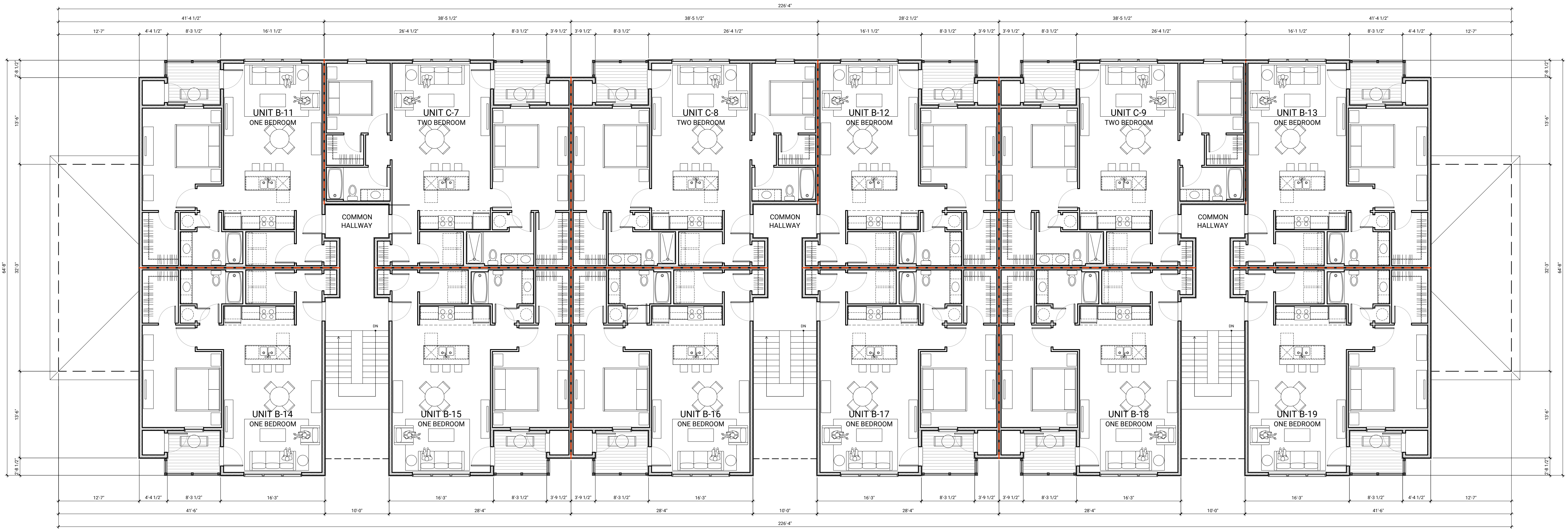
SHEET TITLE:

BUILDING A  
SECOND FLOOR PLAN

SHEET NUMBER:

A-102





**1** BUILDING A - THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| FLOOR AREA SUMMARY - BUILDING TYPE A (36-UNIT)                                                                                                                                                                                                      |                                 |          |        |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------|--------|-------|
| UNIT TYPE:                                                                                                                                                                                                                                          | DWELLING UNIT FLOOR AREA (SF)   |          |        |       |
|                                                                                                                                                                                                                                                     | A                               | B        | C      | D     |
| UNIT QUANTITY:                                                                                                                                                                                                                                      | 4                               | 19       | 9      | 4     |
| BEDROOMS PER UNIT:                                                                                                                                                                                                                                  | 1                               | 1        | 2      | 3     |
| BATHROOMS PER UNIT:                                                                                                                                                                                                                                 | 1                               | 1        | 2      | 2     |
| INTERIOR FLOOR AREA (SF):                                                                                                                                                                                                                           | 806                             | 858      | 1,085  | 1,348 |
| BUILDING AREA:                                                                                                                                                                                                                                      | BLDG TYPE A (36-UNIT) AREA (SF) |          |        |       |
|                                                                                                                                                                                                                                                     | INTERIOR                        | EXTERIOR | TOTAL  |       |
| FIRST FLOOR:                                                                                                                                                                                                                                        | 11,854                          | 1,853    | 13,707 |       |
| SECOND FLOOR:                                                                                                                                                                                                                                       | 11,854                          | 1,544    | 13,398 |       |
| THIRD FLOOR:                                                                                                                                                                                                                                        | 11,042                          | 1,176    | 12,218 |       |
| TOTAL BUILDING AREA:                                                                                                                                                                                                                                | 34,750                          | 4,573    | 39,323 |       |
| NOTES:                                                                                                                                                                                                                                              |                                 |          |        |       |
| 1. INTERIOR FLOOR AREA MEASUREMENTS AND CALCULATIONS LISTED IN THIS DRAWING SET DO NOT ADHERE TO ANY PUBLISHED GUIDELINE OR NATIONAL STANDARD. THEY ARE APPROXIMATE AND ARE INTENDED ONLY FOR USE BY THE GC FOR THE PURPOSE OF PRELIMINARY PRICING. |                                 |          |        |       |
| 2. FLOOR AREAS ARE MEASURED TO OUTSIDE OF FRAMING AT EXTERIOR WALLS, TO CENTERLINE OF DEMISING WALLS, AND TO OUTSIDE OF FRAMING AT SHARED HALLWAYS.                                                                                                 |                                 |          |        |       |
| 3. EXTERIOR BUILDING AREAS INCLUDE PORCHES, PATIOS, STOOPS, BALCONIES, AND OPEN-AIR COMMON HALLWAYS AND STAIRS.                                                                                                                                     |                                 |          |        |       |

ARCHITECT:

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SEAL:

PROJECT:

MULTIFAMILY DEVELOPMENT

V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT

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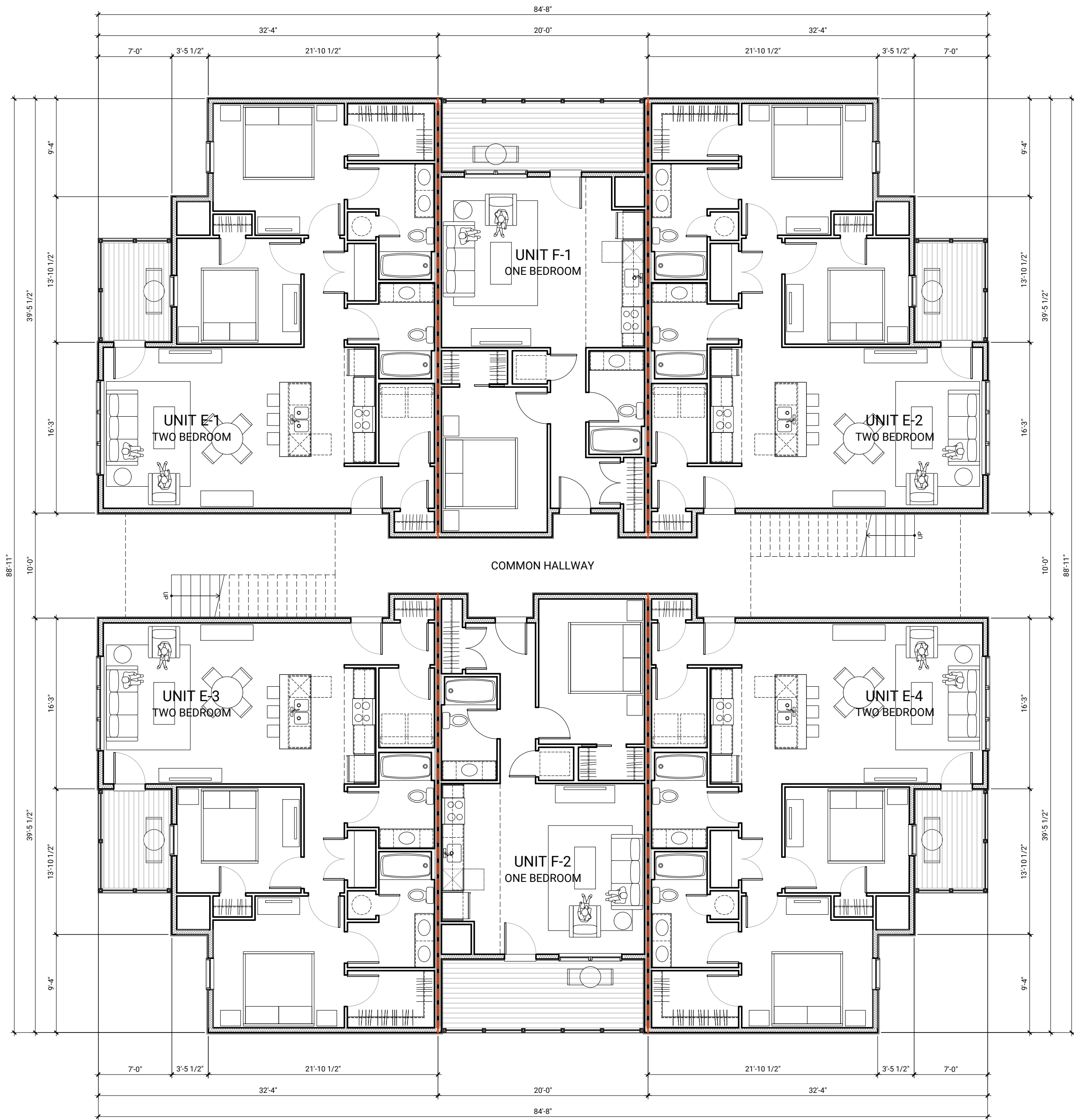
SHEET TITLE:

BUILDING A  
THIRD FLOOR PLAN

SHEET NUMBER:

A-103





**1 BUILDING B - FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

FLOOR AREA SUMMARY - BUILDING TYPE B (18-UNIT)

UNIT TYPE:

UNIT QUANTITY:

BEDROOMS PER UNIT:

BATHROOMS PER UNIT:

INTERIOR FLOOR AREA (SF):

BLDG TYPE B (18-UNIT) AREA (SF)

INTERIOR

EXTERIOR

TOTAL

5,737

1,290

7,027

5,737

536

6,273

5,737

291

6,028

17,211

2,117

19,328

NOTES:

1. INTERIOR FLOOR AREA MEASUREMENTS AND CALCULATIONS LISTED IN THIS DRAWING SET DO NOT ADHERE TO ANY PUBLISHED GUIDELINE OR NATIONAL STANDARD. THEY ARE APPROXIMATE AND ARE INTENDED ONLY FOR USE BY THE GC FOR THE PURPOSE OF PRELIMINARY PRICING.

2. FLOOR AREAS ARE MEASURED TO OUTSIDE OF FRAMING AT EXTERIOR WALLS, TO CENTERLINE OF DEMISING WALLS, AND TO OUTSIDE OF FRAMING AT SHARED HALLWAYS.

3. EXTERIOR BUILDING AREAS INCLUDE PORCHES, PATIOS, STOOPS, BALCONIES, AND OPEN-AIR COMMON HALLWAYS AND STAIRS.

ARCHITECT:

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PROJECT:

MULTIFAMILY DEVELOPMENT

V/L JORDAN LAKE AVENUE

LAKE ODESSA, MI 48849

DEVELOPERS:

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DATE:

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SHEET TITLE:

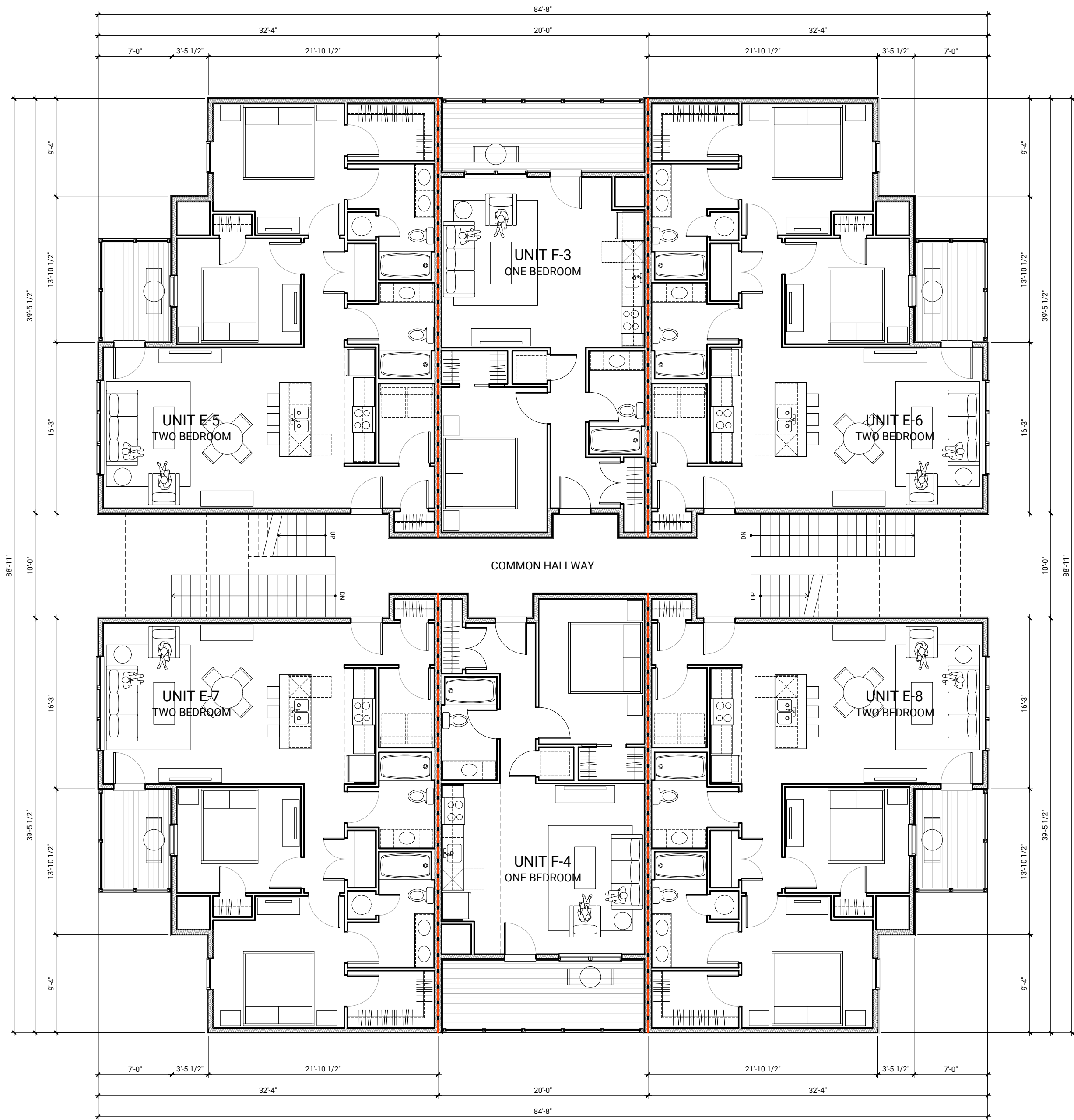
BUILDING B

FIRST FLOOR PLAN

SHEET NUMBER:

A-111





**1 BUILDING B - SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

FLOOR AREA SUMMARY - BUILDING TYPE B (18-UNIT)

UNIT TYPE:

UNIT QUANTITY:

BEDROOMS PER UNIT:

BATHROOMS PER UNIT:

INTERIOR FLOOR AREA (SF):

DWELLING UNIT FLOOR AREA (SF)

E

F

TOTAL

12

6

18

2

1

2

1

1,092

685

BUILDING AREA:

FIRST FLOOR:

SECOND FLOOR:

THIRD FLOOR:

TOTAL BUILDING AREA:

BLDG TYPE B (18-UNIT) AREA (SF)

INTERIOR

EXTERIOR

TOTAL

5,737

1,290

7,027

5,737

536

6,273

5,737

291

6,028

17,211

2,117

19,328

NOTES:

1. INTERIOR FLOOR AREA MEASUREMENTS AND CALCULATIONS LISTED IN THIS DRAWING SET DO NOT ADHERE TO ANY PUBLISHED GUIDELINE OR NATIONAL STANDARD. THEY ARE APPROXIMATE AND ARE INTENDED ONLY FOR USE BY THE GC FOR THE PURPOSE OF PRELIMINARY PRICING.

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3. EXTERIOR BUILDING AREAS INCLUDE PORCHES, PATIOS, STOOPS, BALCONIES, AND OPEN-AIR COMMON HALLWAYS AND STAIRS.

ARCHITECT:

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ARCHITECTURE

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PROJECT:

MULTIFAMILY DEVELOPMENT

V/L JORDAN LAKE AVENUE

LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT

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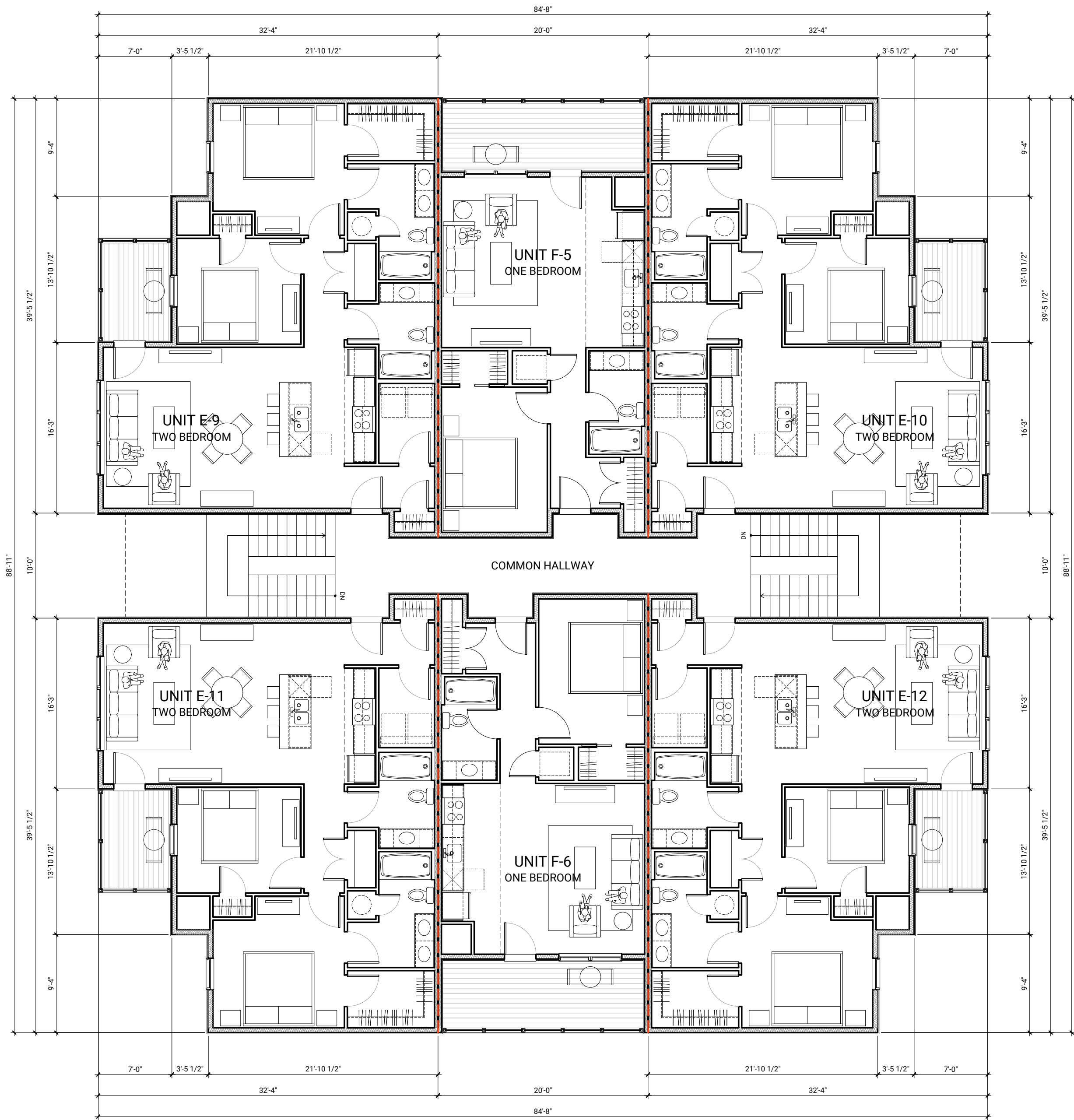
BUILDING B

SECOND FLOOR PLAN

SHEET NUMBER:

A-112





**1 BUILDING B - THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**FLOOR AREA SUMMARY - BUILDING TYPE B (18-UNIT)**

|                           |                               |   |       |
|---------------------------|-------------------------------|---|-------|
| UNIT TYPE:                | DWELLING UNIT FLOOR AREA (SF) |   |       |
|                           | E                             | F | TOTAL |
|                           | 12                            | 6 | 18    |
| UNIT QUANTITY:            | 2                             | 1 |       |
| BEDROOMS PER UNIT:        | 2                             | 1 |       |
| BATHROOMS PER UNIT:       | 2                             | 1 |       |
| INTERIOR FLOOR AREA (SF): | 1,092 685                     |   |       |

|                      |                                 |          |        |
|----------------------|---------------------------------|----------|--------|
| BUILDING AREA:       | BLDG TYPE B (18-UNIT) AREA (SF) |          |        |
|                      | INTERIOR                        | EXTERIOR | TOTAL  |
|                      | 5,737                           | 1,290    | 7,027  |
| FIRST FLOOR:         | 5,737                           | 536      | 6,273  |
| SECOND FLOOR:        | 5,737                           | 291      | 6,028  |
| THIRD FLOOR:         | 5,737                           | 217      | 5,954  |
| TOTAL BUILDING AREA: | 17,211                          | 2,117    | 19,328 |

NOTES:

1. INTERIOR FLOOR AREA MEASUREMENTS AND CALCULATIONS LISTED IN THIS DRAWING SET DO NOT ADHERE TO ANY PUBLISHED GUIDELINE OR NATIONAL STANDARD. THEY ARE APPROXIMATE AND ARE INTENDED ONLY FOR USE BY THE GC FOR THE PURPOSE OF PRELIMINARY PRICING.

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3. EXTERIOR BUILDING AREAS INCLUDE PORCHES, PATIOS, STOOPS, BALCONIES, AND OPEN-AIR COMMON HALLWAYS AND STAIRS.

ARCHITECT:



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SEAL:

PROJECT:

**MULTIFAMILY DEVELOPMENT**  
V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

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PROJECT NO.: 2503

DATE: 09/02/2025

SHEET TITLE:

**BUILDING B  
THIRD FLOOR PLAN**

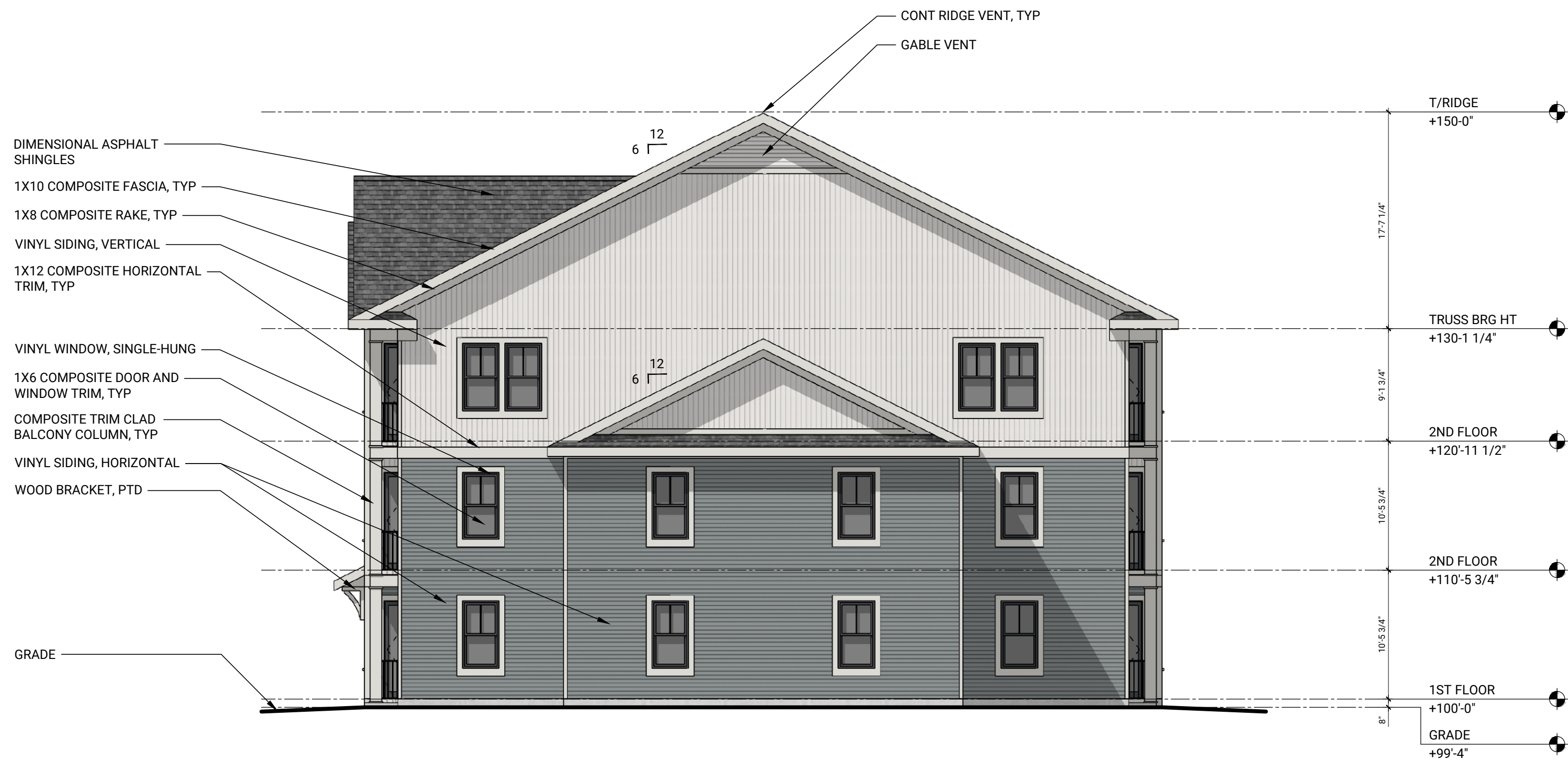
SHEET NUMBER:

**A-113**





2 BUILDING A - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING A - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECT:

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ARCHITECTURE  
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SEAL:

PROJECT:

MULTIFAMILY  
DEVELOPMENT  
V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

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|-------------|---------------------|
| 09/16/25    | PLANNING COMMISSION |
| 10/07/25    | SITE PLAN REVIEW    |
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PROJECT NO.: 2503

DATE: 10/07/2025

SHEET TITLE:

BUILDING A  
EXTERIOR ELEVATIONS

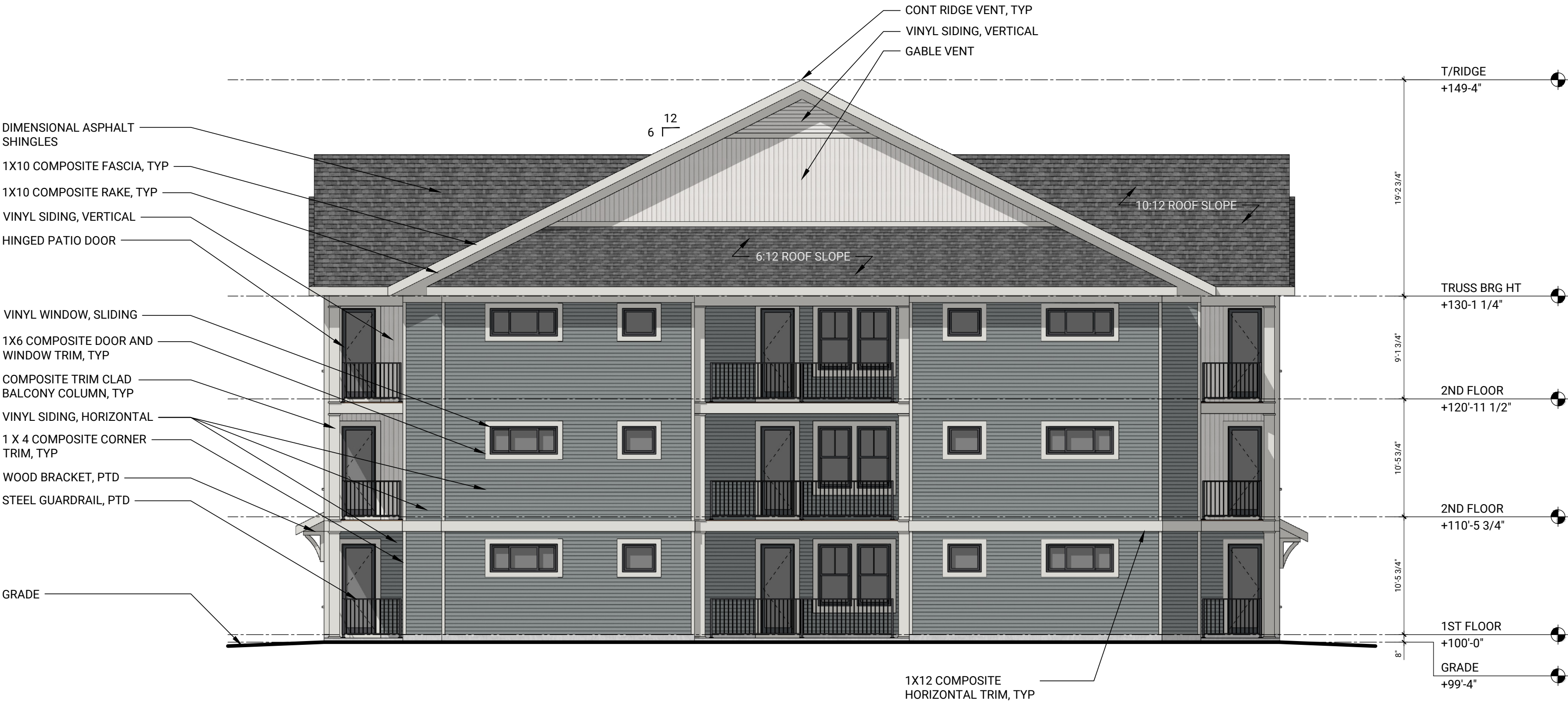
SHEET NUMBER:

A-201





2 BUILDING B - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING B - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECT:



INDIGO  
ARCHITECTURE

920 CHERRY ST SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
LIVEINDIGO.COM

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Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

SEAL:

PROJECT:

MULTIFAMILY  
DEVELOPMENT

V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT  
920 CHERRY ST SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
LIVEINDIGO.COM

COPPERROCK CONSTRUCTION  
601 FIFTH STREET NW, SUITE 300  
GRAND RAPIDS, MI 49504  
616-920-1655  
COPPERROCKCONSTRUCTION.COM

NOT FOR CONSTRUCTION

| ISSUE DATE: | DESCRIPTION:        |
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| 09/16/25    | PLANNING COMMISSION |
| 10/07/25    | SITE PLAN REVIEW    |
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PROJECT NO.: 2503

DATE: 10/07/2025

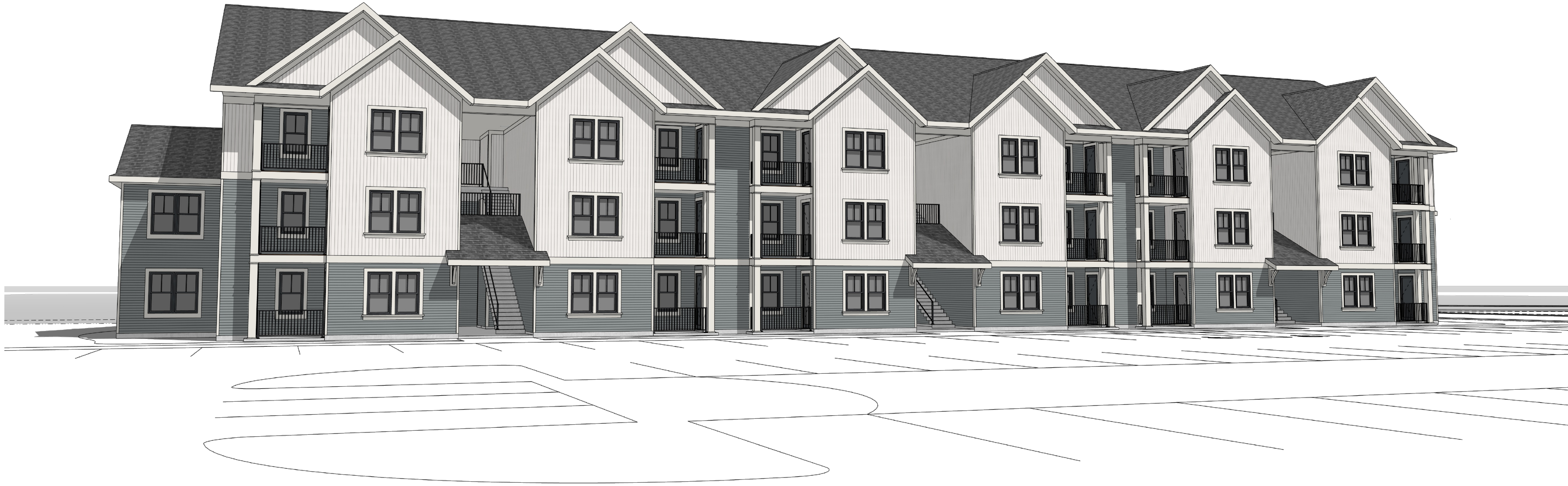
SHEET TITLE:

BUILDING B  
EXTERIOR ELEVATIONS

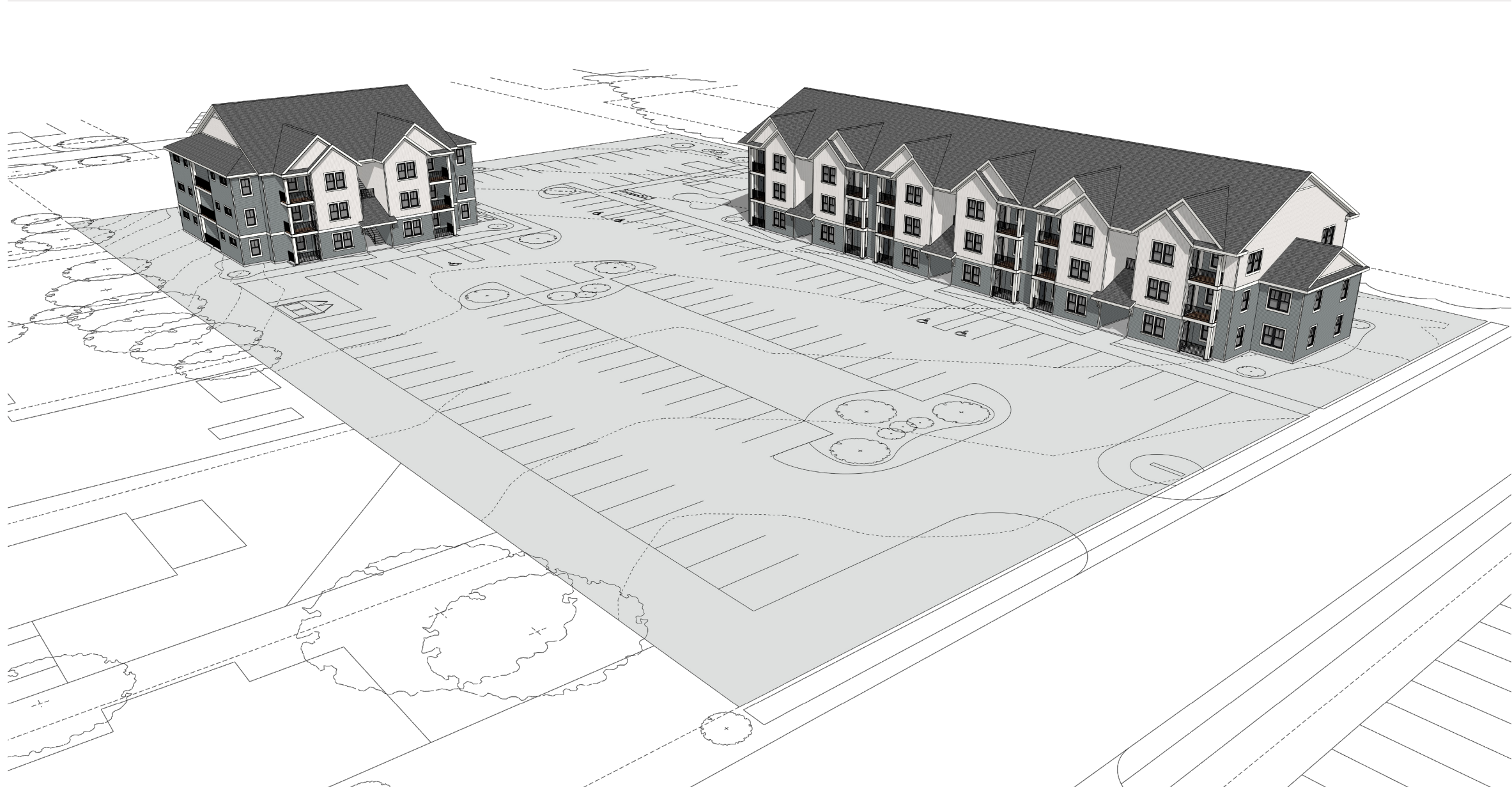
SHEET NUMBER:

A-202

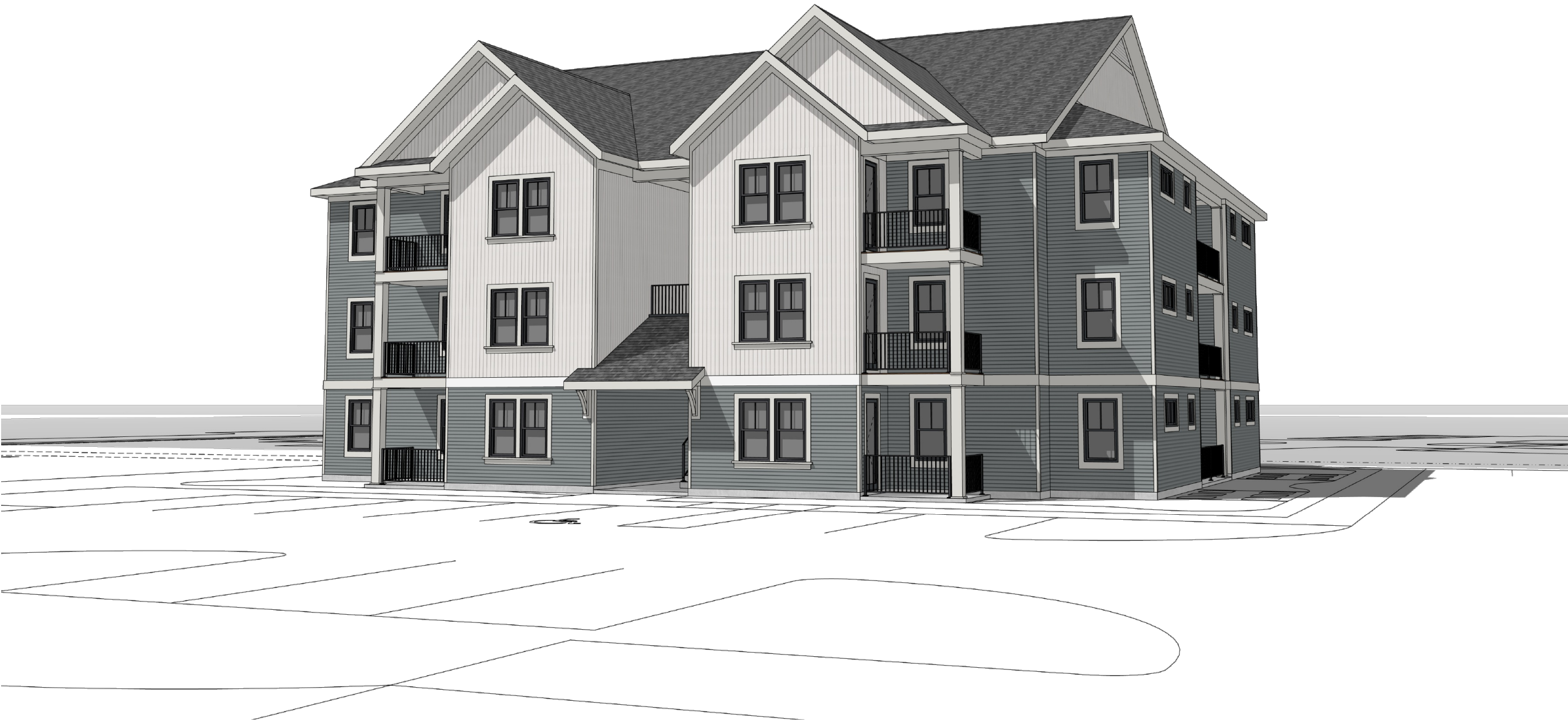




BUILDING A - PERSPECTIVE FROM SW



AERIAL PERSPECTIVE



BUILDING B - PERSPECTIVE FROM NE

ARCHITECT:



INDIGO  
ARCHITECTURE

920 CHERRY ST SE, SUITE 3  
GRAND RAPIDS, MI 49506  
616-574-6474  
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SEAL:

PROJECT:

MULTIFAMILY  
DEVELOPMENT  
V/L JORDAN LAKE AVENUE  
LAKE ODESSA, MI 48849

DEVELOPERS:

INDIGO DESIGN + DEVELOPMENT  
920 CHERRY ST SE, SUITE 3  
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COPPERROCK CONSTRUCTION  
601 FIFTH STREET NW, SUITE 300  
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616-920-1655  
COPPERROCKCONSTRUCTION.COM

NOT FOR CONSTRUCTION

| ISSUE DATE: | DESCRIPTION:        |
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| 10/07/25    | SITE PLAN REVIEW    |
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DATE: 10/07/2025

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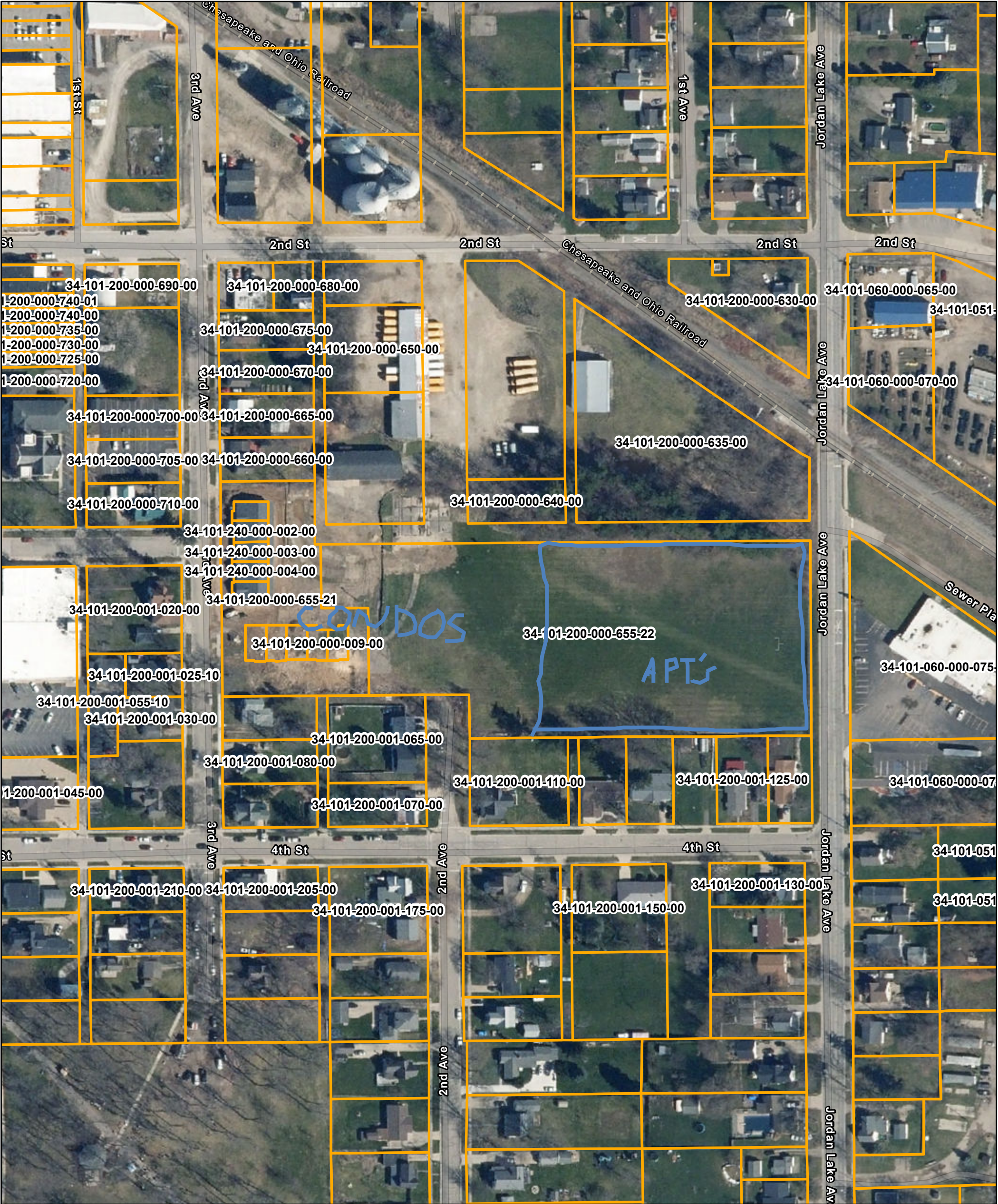
EXTERIOR PERSPECTIVE  
IMAGERY

SHEET NUMBER:

A-901



# GIS Map



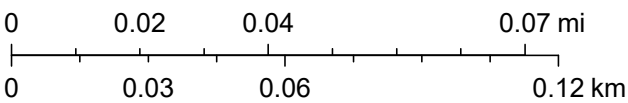
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2024\_Aerials

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

- Cities and Villages
- Townships
- Tax Parcels

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Sec. 36-35. Zoning district regulations. MF District

|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |                |                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|-----------------------------------------------------------------------------------------|
| For 2.71 acres Copper Rock + Indigo Jordan Lake Ave apartment Buildings                                                                                                                                                                                                                                                                                                                                                           |                    | Condition Met? | Comments                                                                                |
| (d) MF, Medium/high density: Multiple family residential district. Zoning district regulations for the MF, medium/high density: multiple family residential district shall be as follows:                                                                                                                                                                                                                                         |                    |                |                                                                                         |
| (1) Intent and purpose. The multiple family residential district is intended for new uses and structures such as apartment buildings of three or more dwelling units, specialized housing for seven or more unrelated individuals and senior citizen housing.                                                                                                                                                                     |                    | *              |                                                                                         |
| (2) Uses permitted by right. Uses permitted by right in the MF district shall be as follows:                                                                                                                                                                                                                                                                                                                                      |                    |                |                                                                                         |
| a. Single-family dwellings.                                                                                                                                                                                                                                                                                                                                                                                                       |                    | NA             |                                                                                         |
| b. Two-family dwellings, duplexes.                                                                                                                                                                                                                                                                                                                                                                                                |                    | NA             |                                                                                         |
| c. Type 1 home occupations within a dwelling.                                                                                                                                                                                                                                                                                                                                                                                     |                    | NA             |                                                                                         |
| (3) Uses permitted by special use permit. Uses permitted by special use permit in the MF district shall be as follows:                                                                                                                                                                                                                                                                                                            |                    |                |                                                                                         |
| a. Multiple family dwellings.                                                                                                                                                                                                                                                                                                                                                                                                     |                    | ✓              | 2 buildings - 3 stories<br>54 units                                                     |
| b. Essential public services.                                                                                                                                                                                                                                                                                                                                                                                                     |                    | NA             |                                                                                         |
| c. Residential planned developments. See section 36-94.                                                                                                                                                                                                                                                                                                                                                                           |                    | NA             |                                                                                         |
| d. Nursing homes, convalescent homes, housing for the elderly.                                                                                                                                                                                                                                                                                                                                                                    |                    | NA             |                                                                                         |
| e. Type 2 home occupations within an accessory building.                                                                                                                                                                                                                                                                                                                                                                          |                    | NA             |                                                                                         |
| (4) Permitted accessory uses. Permitted accessory uses in the MF district shall be as follows:                                                                                                                                                                                                                                                                                                                                    |                    |                |                                                                                         |
| a. Private garages (noncommercial), lawn sheds, swimming pools, and accessory private parking. Should add more uses                                                                                                                                                                                                                                                                                                               |                    | ✓              | Proposed maintenance & office building, playground dumpster, bike rack, mailbox cluster |
| (5) Permitted accessory signs. One ground sign or one wall sign is permitted, with a maximum permitted sign area of 25 feet. The minimum sign setback for ground signs shall be one-half the required setback for the yard in which the sign is located. Only signs identifying the use and occupant are permitted. No sign shall be illuminated by flashing or moving lights and external illumination shall be downward facing. |                    | ?              | There is a sign on the plan but no details                                              |
| (6) Bulk regulations. Bulk regulations for the MF district shall be as follows:                                                                                                                                                                                                                                                                                                                                                   |                    |                |                                                                                         |
| 2000 a. Minimum lot area: The minimum lot area for multiple family development shall be 4,000 square feet per unit or eight units per acre. For single-family and two-family development lot size shall be 8,700 square feet. All other uses permitted by special use permit, the lot size shall be nine acres.                                                                                                                   | Y<br>ord<br>Amends |                | proposing 54 units<br>2000 sf per unit = 2.47 acres<br>They have 2.71 acres             |
| b. Minimum lot width: The minimum lot width for single-family and two-family dwellings shall be 66 feet and for other permitted uses, 200 feet.                                                                                                                                                                                                                                                                                   |                    | ?              | Lot width not shown on site plan                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                              | Condition Met?                                | Comments                                                                              |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------|------------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|--------------------------------|-----------------------------------------------|---|-------------------------------------------|
| c. <i>Required front yard:</i> The required front yard shall be 25-foot setback for single-family and two-family dwelling and <sup>30</sup> <sub>20</sub> feet for all other permitted uses.                                                                                                                                                                                                                                 | Y<br>Ord<br>Amends                            | Proposed 20'<br>Ordinance change will be 20'                                          |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| d. <i>Required side yard:</i> Six feet minimum side yard is required for both single-family and two-family dwellings and for other permitted uses it shall be <sup>30</sup> <sub>20</sub> feet. Total width for both required side yards: The total minimum width of both required side yards for single-family and two-family dwellings shall be 12 feet. For all other permitted uses the total width shall be 60 feet.    | Y                                             | 30' ordinance change will be 20'                                                      |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| e. <i>Required rear yard depth:</i> Minimum rear yards for single-family and two-family dwellings shall be not less than 20 feet, for all other permitted uses, 30 feet.                                                                                                                                                                                                                                                     | Y                                             | 30' ordinance change will be 20'                                                      |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| f. <i>Maximum building height:</i> The maximum building height for all uses shall be 2½ stories or 35 feet. Accessory buildings shall not exceed a height of <sup>25</sup> <sub>15</sub> feet. MF 50' ord change                                                                                                                                                                                                             | Y                                             | Height to peaks proposed at 50'<br>Ordinance change will allow this height            |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| g. <i>Minimum dwelling floor area:</i>                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| 1. Each new single-family detached dwelling shall have a minimum finished living area of 864 square feet of floor area with a minimum of 650 square feet on the ground floor for units of more than one story.                                                                                                                                                                                                               | NA                                            |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| 2. Attached single-family including two-family and townhouses, each new dwelling unit shall have a minimum finished living area of 800 square feet with a minimum of 600 square feet on the ground floor for units of more than one story.                                                                                                                                                                                   | NA                                            |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| 3. Other permitted uses shall follow the following floor area requirements:                                                                                                                                                                                                                                                                                                                                                  |                                               |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| <table><tr><td>For</td><td>Floor Area/Unit</td></tr><tr><td>Efficiency</td><td>375 sq. ft.</td></tr><tr><td>1 bedroom</td><td>600 sq. ft.</td></tr><tr><td>2 bedroom</td><td>780 sq. ft.</td></tr><tr><td>3 bedroom</td><td>940 sq. ft.</td></tr><tr><td>In the excess of three bedroom</td><td>940 + 80 sq. ft. for each additional bedroom.</td></tr></table>                                                              | For                                           | Floor Area/Unit                                                                       | Efficiency | 375 sq. ft. | 1 bedroom | 600 sq. ft. | 2 bedroom | 780 sq. ft. | 3 bedroom | 940 sq. ft. | In the excess of three bedroom | 940 + 80 sq. ft. for each additional bedroom. | Y | exceeds minimums see provided floor plans |
| For                                                                                                                                                                                                                                                                                                                                                                                                                          | Floor Area/Unit                               |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| Efficiency                                                                                                                                                                                                                                                                                                                                                                                                                   | 375 sq. ft.                                   |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| 1 bedroom                                                                                                                                                                                                                                                                                                                                                                                                                    | 600 sq. ft.                                   |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| 2 bedroom                                                                                                                                                                                                                                                                                                                                                                                                                    | 780 sq. ft.                                   |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| 3 bedroom                                                                                                                                                                                                                                                                                                                                                                                                                    | 940 sq. ft.                                   |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| In the excess of three bedroom                                                                                                                                                                                                                                                                                                                                                                                               | 940 + 80 sq. ft. for each additional bedroom. |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| h. <i>Minimum off-street parking:</i>                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                                                       |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |
| 1. One space (ten feet by 20 feet) per residence: one-half dwelling unit. For other permitted uses such as a church, public building, adult foster care facility, nursing and convalescent homes and essential public services: one space for every 200 square feet of floor area, but not less than one space for each three seats where provided. For school and nursery schools, one space for each 12 seats or students. | Y                                             | If 2 spaces per unit - 54 x 2 = 108<br>Meets 25' aisle width<br>*see ordinance change |            |             |           |             |           |             |           |             |                                |                                               |   |                                           |

|                                                                                                                                                                                                                                                                                | Condition Met? | Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|
| 2. Nonresidential parking requirements of this chapter may be satisfied by participation in a municipal or joint community parking program designed to serve a larger area, provided all plans for such community parking have been first approved by the planning commission. | NA             |          |



## PLANNING COMMISSION CHECKLIST

### Sec. 36-66. Site plan review and approval.

|                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------|
| For 2.71 acres Copper Rock & Indigo<br>Jordan Lake Ave Apartment Buildings                                                                                                                                                                                                                                                                                                                                                     | Condition<br>Met? |                                                                                  |
| (a) Site plan review by zoning administrator. All applications for zoning permits, special use permits, rezonings and variances, as governed in this chapter, shall first require site plan review by the zoning administrator (or any other body or official designated by the village control to review site plans). Refer to subsection (f) of this section regarding revisions to an approved site plan.                   |                   |                                                                                  |
| (b) Site plan approval. Unless otherwise noted, all requests for zoning permits must have a site plan approval by the zoning administrator. All requests for special use permits must have a site plan reviewed by the zoning administrator and approved by the village planning commission.                                                                                                                                   |                   |                                                                                  |
| (c) <i>Standards for the review of site plans.</i> The site plan is to be reviewed in order to determine that:                                                                                                                                                                                                                                                                                                                 |                   |                                                                                  |
| (1) The proposed use conforms to the uses permitted in the respective zoning districts;                                                                                                                                                                                                                                                                                                                                        | Y                 | MF District                                                                      |
| (2) The dimensional arrangement of buildings and structures conforms to the required yards, setbacks and height restrictions of the ordinance, unless waived by variance granted by the zoning board of appeals;                                                                                                                                                                                                               | Y                 | yes with ordinance amendments                                                    |
| (3) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for certain specific uses, unless waived by variance granted by the zoning board appeals;                                                                                                                                                                                                                    | Y                 | yes with ordinance amendments                                                    |
| (4) There is a proper relationship between the existing and proposed streets and highways within the vicinity in order to assure the safety and convenience of pedestrian and vehicular traffic;                                                                                                                                                                                                                               | Y                 | entrance will be on the major street that has a turn lane                        |
| (5) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects (upon owners and occupants of adjacent and surrounding properties) by providing for adequate design of access/egress, interior/exterior circulation, storm drainage, erosion, grading, lighting and parking, as specified by this chapter or any county or state law;                                      | Y                 | with ordinance amendments                                                        |
| (6) As many natural features of the landscape shall be retained as possible where they can be useful to the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties (used for dissimilar proposes) or where they assist in preserving the general safety, health, and appearance of the neighborhood, i.e., controlling erosion or the discharge of storm waters, etc; | NA                | open land<br>very few trees<br>no landscaping requirement                        |
| (7) Any adverse effects of the proposed developments and activities emanating therefrom upon adjoining residents or owners shall be minimized by appropriate screening, fencing, or landscaping (as provided or required in this chapter);                                                                                                                                                                                     | N                 | No fences or screening are proposed where the land abuts other neighboring homes |
| (8) All buildings and structures are accessible to emergency vehicles                                                                                                                                                                                                                                                                                                                                                          | Y                 |                                                                                  |
| (9) The site plan as approved is consistent with the intent and purpose of zoning which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability; to avoid the overcrowding of                                                                                                                                                          | ↓                 | Continued next page                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Condition Met? | Comments                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------|
| population; to lessen congestion on the public roads and streets; to reduce hazards of life and property; and to facilitate the village land use plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ?              | There will be more traffic<br>• Land is zoned for multi-family<br>• Higher buildings in a valley will not seem so high |
| (d) <i>Conditional approval.</i> As a condition of granting site plan approval, the designated site plan approval body or official for zoning permits and special use permits may require that certain site development measures be taken by the applicant in order to satisfy the review standards set forth in subsections (c)(1) through (c)(9) of this section; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design to site, fencing, screening strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times. | *              | Conditions are permitted by the Planning Commission for approval if reasonable.                                        |
| (e) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | *              |                                                                                                                        |
| (f) <i>Final approved site plan on file.</i> A copy of the final approved site plan (and all revised, final approved site plans) shall be so marked and placed on file as the officially approved document of the applicant along with copies of any and all permits requested for the property in question. Approval of revised, final site plans can be made only by the designated body or official who first gave initial approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | *              |                                                                                                                        |
| (g) <i>Conformity to approved site plan.</i> Property which is the subject of the site plan approval must be developed in strict compliance with the approved site plan, and with any revisions, amendments or modifications made thereto. If construction and development does not conform with such approved plan, the approval there of shall be revoked by the zoning administrator by written notice of such revocation posted upon the premises involved and mailed to the developer at his last known address. Upon revocation of such approval, all further construction activities shall cease upon the site, other than for the purpose of correcting the violation.                                                                                                                                                                                                                             | *              |                                                                                                                        |
| (h) <i>Performance bond required.</i> Wherever any physical improvements to the property in question are to be provided by the applicant as a requirement or condition of site plan approval, the applicant or his agent shall post a performance bond. See article V of this chapter for posting of bonds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | *              | Planning Commission <u>may</u> require a cash bond. Amount to be determined.                                           |
| (i) <i>Site plan specifications.</i> The information to be submitted as part of the site plan document must include the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                        |
| (1) A vicinity area map at a convenient scale, showing proximity to any railroads, streams, streets, and street intersections; the location of the nearest public roads on all sides; and all such schools, firehouses, houses of worship, recreational areas, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓              | Could use an aerial view for more detail                                                                               |

|                                                                                                                                                                                                                                            | Condition Met? | Comments                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------|
| (2) A map of applicant's entire subject property and all surrounding properties at a designated scale; and which shall display:                                                                                                            |                |                                                          |
| a. The name of all owners of record of adjacent property;                                                                                                                                                                                  | NA             | Use Ionia County Label program for notices               |
| b. Existing fire, school and other special district boundaries within 500 feet of the tract, if any;                                                                                                                                       | N              | Not shown<br>could use aerial map                        |
| c. Boundaries of property and existing lot lines as shown on the existing plat or tax map;                                                                                                                                                 | Y              |                                                          |
| d. Existing public streets, easements, or other reservations of lands;                                                                                                                                                                     | Y              |                                                          |
| e. Location of all existing structures on the site, as well as those of adjacent properties within 100 feet of subject lot line;                                                                                                           | Y              | See aerial map. some on site plan                        |
| f. The proposed location and use of any building or structure;                                                                                                                                                                             | Y              | see accessory structures<br>see main apt buildings       |
| g. The proposed location of any use not requiring a structure, including walkways, benches, fences, and recreational facilities;                                                                                                           | Y              | sidewalks, playground<br>bike rack, dumpster, mail boxes |
| h. Location and design of all driveways, parking and loading areas, if any;                                                                                                                                                                | Y              |                                                          |
| i. Location of all existing and proposed water lines, valves, and hydrants, and all sewer lines, if any;                                                                                                                                   | N              | existing storm drains<br>none other shown                |
| j. Proposed fencing, screening and landscaping; and                                                                                                                                                                                        | Y+N            | some landscaping shown<br>no screening                   |
| k. Location of existing watercourses, wooded areas, and rock outcrops, if any.                                                                                                                                                             | NA             | none                                                     |
| (3) A copy of any covenants or deed restrictions that are intended to cover all or any part of the tract.                                                                                                                                  | N              | none submitted                                           |
| (4) Where the applicant wishes to develop the project in stages, a site plan indicating total development shall be presented for approval of the entire parcel.                                                                            | ?              | Unknown                                                  |
| (5) The zoning administrator (for zoning permits) and the planning commission (for special use permits) may require additional data where it is warranted due to special conditions of the site or complexity of the proposed development. | Can Do         | Can request additional information                       |



\* Sec. 36-67. Special use permits.

In order that this chapter be flexible and reasonable, special uses are provided for in this chapter and require special use permits by the planning commission. Conformance to special use standards is required, in addition to all other requirements of this chapter. All such uses are hereby declared to possess characteristics of such unique and distinct form that each specific use shall be considered on an individual case. The granting of a special use permit does not negate the requirement for any other required permit.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Condition Met?                   | Comments                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------|
| (1) <i>Standards for the consideration of special uses.</i> The review for a special use shall consider the following:                                                                                                                                                                                                                                                                                                                            |                                  |                                                                                              |
| a. The general safety, health, and welfare of the community-at-large. This shall include:                                                                                                                                                                                                                                                                                                                                                         |                                  |                                                                                              |
| 1. Accessibility of the property in question to fire and police protection;                                                                                                                                                                                                                                                                                                                                                                       | Y                                | major road                                                                                   |
| 2. Traffic conditions, creating or adding to a hazardous situation;                                                                                                                                                                                                                                                                                                                                                                               | ?                                | there is a turn lane                                                                         |
| 3. Transportation design requirements, if any, which will be needed to accommodate any traffic impact for the use intended                                                                                                                                                                                                                                                                                                                        | ?                                | Village or Tonsa County Road Dept or MDOT review                                             |
| 4. Appropriateness of the location, nature and height of the proposed use to the size, type, and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.                                                                                                                                                                                                        | Y<br>if screen<br>south<br>homes | Valley with woods to N<br>Condos to west<br>Commercial across street<br>a few homes to south |
| b. Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning, if the proposed use is granted;                                                                                                                                                                                                                                                                       | N                                | Not likely                                                                                   |
| c. Harmony with the village land use plan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the village land use plan and the character of land use which is intended by said village plan for the area or district in question; |                                  | pc to determine                                                                              |
| d. Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the village land use plan;                                                                                                                                                                                 |                                  | pc to determine                                                                              |
| e. Any hazards arising from storage and use of dangerous toxic substances, combustible, inflammable, or caustic fluids or chemicals.                                                                                                                                                                                                                                                                                                              | N                                | None should be there                                                                         |
| f. That the operations in connection with any special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.                                                                                                                 |                                  | pc to determine                                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Condition Met? | Comments                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------|
| (2) <i>Conditional approval.</i> As a condition of granting a special use permit, the planning commission may require that certain development precautions and remedies be taken by the applicant in order to satisfy the special use review standards and the site plan review standards set forth in this chapter; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design of site, fencing, screening, buffer strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times. | *              | Conditions can be applied if reasonable. |
| (3) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | *              |                                          |
| (4) <i>Site plan approval required.</i> Site plan approval by the planning commission is required for all special use permits. Site plans are initially reviewed by the zoning administrator.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | *              |                                          |
| (5) <i>Time constraints.</i> A special use permit shall be deemed to authorize only one particular special use and shall expire if the special use shall cease for more than 12 months for any reasons. Initial development must begin within one year from the date of issuance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | *              |                                          |
| (6) <i>Existing violations.</i> No permit shall be issued for a special use for a property where there is an existing violation of this chapter, with respect to a new use or structure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | *              |                                          |
| (7) <i>Decisions in writing.</i> It is further provided that in granting or denying a special use permit, the planning commission shall specify in the written decision the particular reason relied upon and its relation to the proposed use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                          |
| (8) <i>Appeals.</i> Any and all appeals regarding a decision or condition imposed upon a special use application shall be made to the zoning board of appeals within 15 days from the date of decision or imposed condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                          |

**MEMO 2 TO LAKE ODESSA PLANNING COMMISSION (PC)**

**FROM ZONING ADMINISTRATOR – Jeanne Vandersloot**

**REGARDING: Application Review on Copper Rock and Indigo Apt's Site Plan**

**10-16-25**

I received an application and a second preliminary site plan for a special use to construct 2 three story apartment buildings on the remaining land east of the Stuart condos, consisting of 2.71 acres. The land is vacant and zoned MF Multi Family. Multiple family dwellings are a special use. Some amenities are proposed such as a maintenance/office building, a playground, bike racks, mail box cluster, and an enclosed dumpster.

I have used the checklists in my review of the proposed project. See those for more details and notes.

Proposed zoning ordinance amendments were written and a public hearing will be held on those at the October 21 meeting. The amendments will allow the project to go forward and the plans to meet those new standards. The changes will consist of units per acre, setback changes, height, parking spaces and related sections.

This district does not have a landscaping requirement. The site plan does show some landscaping. You can require reasonable landscaping or fences for screening to be shown on the site plan as an approval condition. Some screening is appropriate for the dwellings to the west and the south.

There is a parking lot stormwater collection management basin area in the middle of the parking lot. Care is needed during construction as there are Ionia County stormwater drain pipes underneath it. The County Drain Commission would review the stormwater plans.

The lot width of the property needs to be shown on the site plan.

There are no sign details. This can be a separate sign application after construction or include it in the site plan review process.

With the parking space amendments, they will not have to do 2 spaces per unit but use the formula.

Farther into the review process, engineered drawings for stormwater and water and sewer lines can be shown. A review by the Ionia County Drain Commission will be needed on the stormwater plans.

Farther into the review process a lease agreement copy could be submitted if the Planning Commission wants to review it.

I am including an aerial view of the property zoomed out so you can see what is in the general vicinity.

A driveway permit will be needed by the approval authority agency. I am not sure who that is but one or more of the Village DPW – MDOT – Ionia County Road Dept.

With the adoption of the proposed amendments, this project should be able to meet the amended Multiple Family District standards. A public hearing will be needed when all items are submitted and the amendments are officially adopted.