

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

**PROPOSED AGENDA**

**MONDAY, MARCH 23, 2026 - 7:00 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 January 26, 2026
5. Action and Discussion items:
  - a. Master Plan Review
6. Board Member Comments
7. Adjournment

**VILLAGE OF LAKE ODESSA  
PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING  
MONDAY, JANUARY 26, 2026 - 7:00 P.M.**  
Page Memorial Building  
Lake Odessa, Michigan

The meeting was called to order at 7:07 pm by Chairperson Meg Wheeler.

**ROLL CALL**

Commissioners present: Meg Wheeler, Beth Barrone, Ben DeJong, Karen Banks, Susan Mesack, Gregg Guetschow

Commissioners absent: Ken Misiewicz

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

**APPROVAL OF THE AGENDA**

Motion by Banks, supported by Barrone, to approve the agenda. All ayes; motion carried 6-0.

**PUBLIC COMMENT**

None

**MINUTES**

Motion by Barrone, supported by DeJong, to approve minutes from the regular Planning Commission meeting of November 24, 2025. All ayes; motion carried 6-0.

**PUBLIC HEARING**

- a. Motion by DeJong, supported by Barrone, to open the public hearing regarding a proposed amendment to Chapter 36 of the Code of Ordinances to establish requirements for manufactured home developments that conform to State laws and regulations. All ayes; motion carried 6-0.

The public hearing was opened at 7:08 pm.

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

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

The public hearing was closed at 7:08 pm.

- b. Motion by Banks, supported by Barrone, to open the public hearing regarding a proposed amendment to Chapter 36 of the Code of Ordinances to remove references to required roof pitch, roof overhangs, and roof drainage systems. All ayes; motion carried 6-0.

The public hearing was opened at 7:08 pm.

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

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

The public hearing was closed at 7:09 pm.

## **ACTION AND DISCUSSION ITEMS**

- a. Consider Recommending Amendment to Zoning Ordinance Chapter 36, to establish requirements for manufactured home developments that conform to State laws and regulations, to Village Council for Approval.

Motion by Guetschow, supported by Barrone, to recommend the Amendment to Zoning Ordinance Chapter 36, to establish requirements for manufactured home developments that conform to State laws and regulations, to Village Council for approval. All ayes; motion carried 6-0.

- b. Consider Recommending Amendment to Zoning Ordinance Chapter 36, to remove references to required roof pitch, roof overhangs, and roof drainage systems, to Village Council for Approval.

Motion by Banks, supported by DeJong, to Table this proposed Amendment for more research. All ayes; motion carried 6-0.

Commissioners held a discussion about why this is needed. The Minimum Roof Pitch of 4:12 is necessary currently. The other changes will require more research.

Motion by Banks, supported by Guetschow, to reconsider the Motion to Table. Motion carried 6-0.

Motion by Banks, supported by DeJong, to recommend the Amendment to Zoning Ordinance Chapter 36-63 8(g), to change the Minimum Roof Pitch to 4:12, to Village Council for approval. All ayes; motion carried 6-0.

- c. A discussion was held regarding the Master Plan. Revisions are necessary for the draft. May be able to review an updated draft for the March 2026 Meeting.

## **ADJOURNMENT**

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

Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Kathy Forman  
Village Clerk / Treasurer



# 2025 Master Plan Update

Village of Lake Odessa, Michigan



DRAFT – JANUARY 22, 2025

# Acknowledgements

## Planning Commission

Karen Banks  
Beth Barrone  
Gregg Guetschow  
Ken Misiewicz  
Meg Wheeler  
Ben DeJong

## Village Council

Karen Banks  
Michael Brighton  
Neena Rush  
Benjamin DeJong  
Robert Green  
Roy Halfman  
Martha Yoder

## Administration

Gregg Guetschow, Village Manager  
Jeanne Vandersloot, Zoning Administrator  
Kathy Forman, Village Clerk/Treasurer

Prepared with the assistance of:



235 East Main Street, Suite 105  
Northville, Michigan 48167 (248)  
596-0920  
[mcka.com](http://mcka.com)



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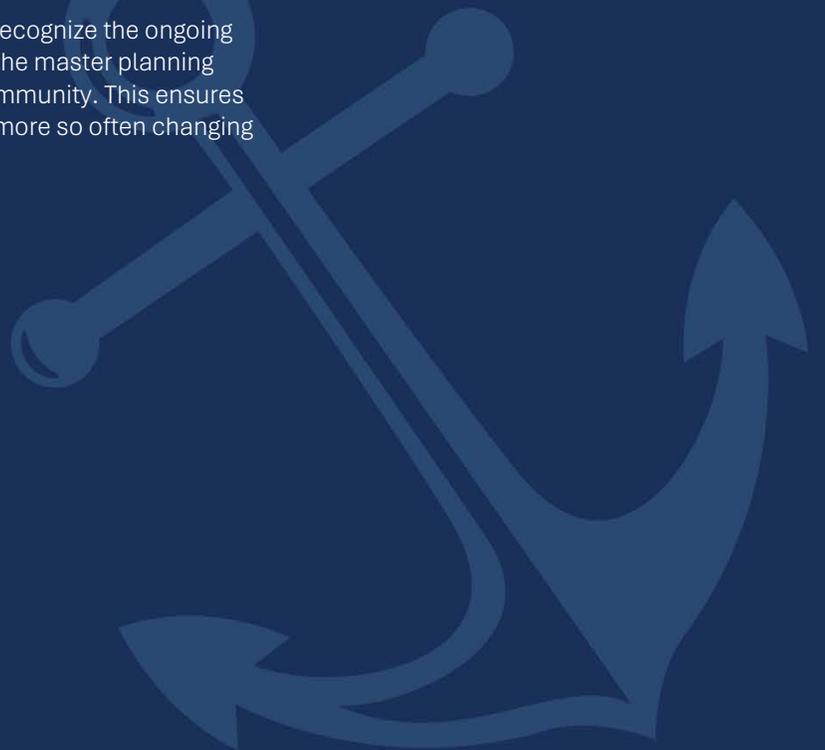
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# 01. Planning Context

Understanding the importance of a community's history, its evolution, and its regional context is essential for effective future planning and development. Because planning is a multi-faceted process, it is equally important to consider both the tangible and intangible aspects of a place. These include environmental and ecological features, demographic trends, and existing transportation networks. Together, these elements help inform more pragmatic, action-oriented implementation measures that can guide the community toward a sustainable future.

Apart from the contextual aspects, it is important to recognize the ongoing broad development and planning trends as a part of the master planning process and the subsequent actions taken by the community. This ensures seamless adaptation in this ever-evolving world and more so often changing environmental conditions.



# Regional Snapshot and History



The Village of Lake Odessa sits in the southernmost part of Ionia County in the state of Michigan’s lower peninsula. Located on the northern shores of Jordan Lake, which is an essential natural feature for the Village as well as the entirety of Odessa Township within which Village of Lake Odessa resides. The Village is located between the City of Lansing and the City of Grand Rapids and is accessible through interstate-96, state highways networks and other local routes. Lansing and Grand Rapids serve as the major urban population hubs for the Village to access which are 30 miles and 40 miles away respectively. This proximity to these urban centers makes for a good occasional driving destination for the residents but also makes it a quaint community away from the hustle and bustle of the city.

The name Lake Odessa reflects both the community’s natural and historical roots. It is derived from two nearby bodies of water (Tupper Lake and Jordan Lake) and from Odessa Township, the jurisdiction within which the Village was originally incorporated. Odessa Township was named in 1846 by a local committee chaired by Elder Tupper. The name “Odessa” was selected in honor of one of the four major cities of the former Russian Empire, reflecting the historical interests of Myron Tupper, a prominent local resident known for his deep appreciation of world history and Russian heritage.

July 14th 1921 Lake Odessa Mich.

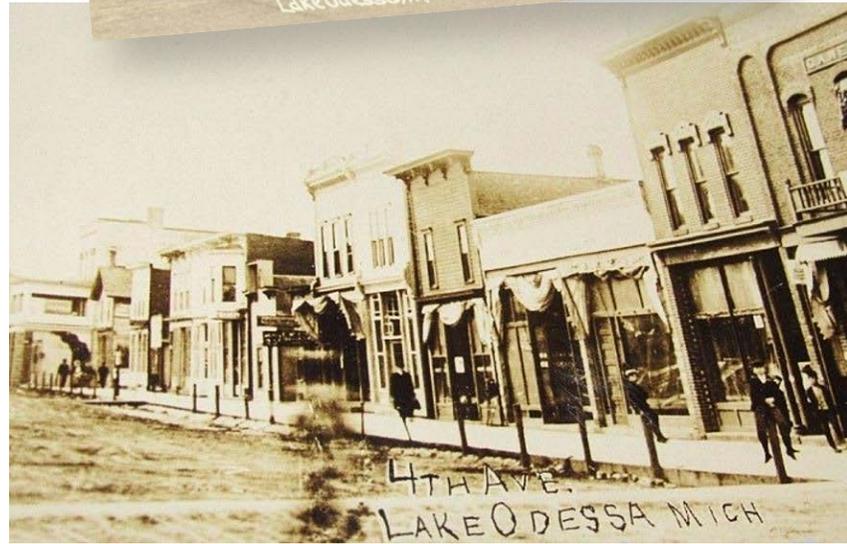


Lake Odessa, Mich. 5

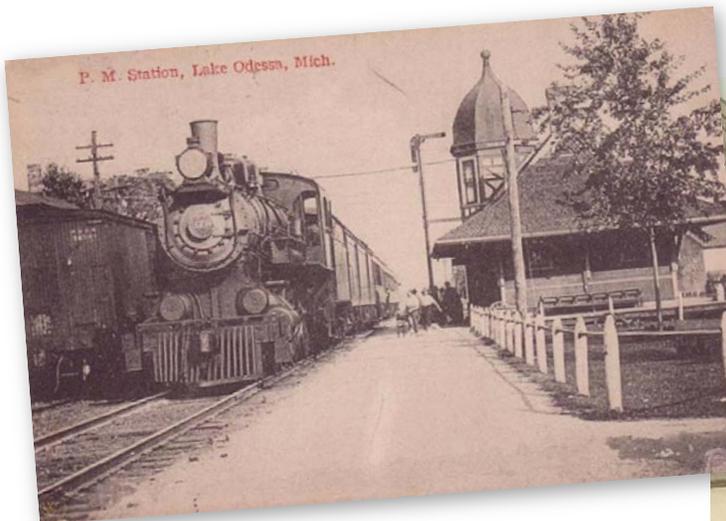


Harvest Festival, Lake Odessa, Mich.

LAKE ODESSA, MICH.



4TH AVE. LAKE ODESSA MICH



P. M. Station, Lake Odessa, Mich.



Lake Odessa, Mich. 4

Map 1: Regional Location



# Regional Location Map

Village of Lake Odessa  
Ionia County, Michigan

February 25, 2025 DRAFT



Basemap Source: MCGI, v. 17a.  
Data Source: McKenna, 2025.

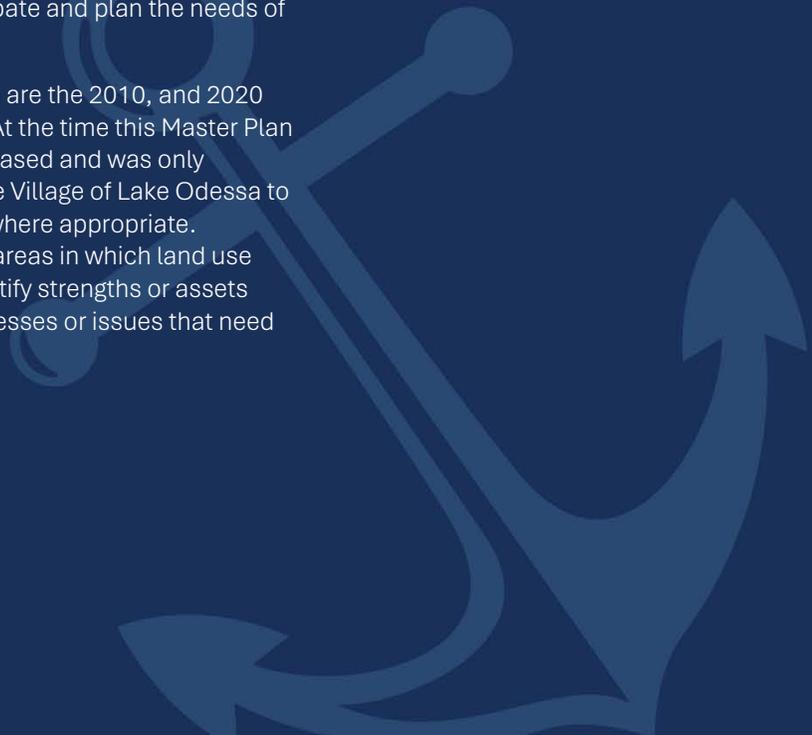


# 02. Lake Odessa Today

The Village of Lake Odessa Master Plan provides a roadmap for the future development of the Village. The changes in the Village's demographics, acknowledgement of advances in technology, community-building, and other important sectors, and comments received during public input have led to a revised vision for future changes within Lake Odessa.

Demographic analysis, or the study of the characteristics of the population, is a fundamental element of master planning. Future growth and development require consideration of how many people will need village services, how much housing is attainable based on how the population projections change (example: younger population vs. aging population), how many new houses will be built, and other vital signs. By understanding these existing conditions and past trends, the Village can then appropriately anticipate and plan the needs of the community.

The comprehensive data sources for this Master Plan are the 2010, and 2020 U.S. Census, and the American Community Survey. At the time this Master Plan was drafted, 2020 Census data was being slowly released and was only available for some topics. This analysis compares the Village of Lake Odessa to several surrounding communities and Ionia County where appropriate. Differences in demographics may indicate issues or areas in which land use planning and public policies are warranted; may identify strengths or assets that can be further developed; or may identify weaknesses or issues that need to be addressed.



# Community Profile



## POPULATION TRENDS

Lake Odessa’s year-round population remained stable from 1960 up until 1990 and onwards at around 2,200 or less. Since 1990 the population of Lake Odessa has decreased slowly and stands at approximately 1,994 residents in the 2020 Census. Basically, the population has experienced small dips and spikes but has remained consistent around the 2000 resident mark. The table below shows the relative stability and the slight decrease in population of Lake Odessa’s population from 1990-2020.

According to the latest American Community Survey 5-Year Estimate Data Profiles of 2023, there seems a population spike of around 300 residents in the Village, bringing the total population to 2,174 which is slightly more than the 2022 population of 2,129. This small spike is common for built-out communities like Lake Odessa, and does point towards potential growth but at a slow pace, which is also consistent with the state’s growth rate. Lake Odessa, being a lakefront community, also sees its fair share of seasonal growth in population during the summer.

**Table 1: Population Change, 1990-2020**

Unit	1990	2000	2010	2020	1990-2020	
					# Change	% Change
Village of Lake Odessa	2,256	2,272	2,018	1,994	-262	-11.6%
Odessa Township	1,629	1,764	1,760	1,920	+291	+17.8%
Ionia City	5,935	10,653	11,394	13,378	+7,743	+125.4%
Ionia County	57,024	61,300	63,905	64,401	+7,377	+13%

Source: US Census

**Table 2: Age distribution and Change, 2010-2020**

Age Range (Years)	Number (2020)	Percent of the Population in Each Age Group	
		2020	2010
Under 5 years	171	7.8%	13.6%
5 to 9 years	115	5.3%	7.9%
10 to 14 years	213	9.8%	7.2%
15 to 19 years	132	6.0%	8.9%
20 to 24 years	135	6.2%	4.9%
25 to 29 years	119	5.5%	8.8%
30 to 34 years	196	9.0%	8.3%
35 to 39 years	150	6.9%	1.7%
40 to 44 years	132	6.0%	5.3%
45 to 49 years	106	4.9%	4.7%
50 to 54 years	88	4.0%	6.4%
55 to 59 years	102	4.7%	4.4%
60 to 64 years	122	5.6%	6.0%
65 to 69 years	165	7.6%	2.1%
70 to 74 years	77	3.5%	3.9%
75 to 79 years	104	4.8%	1.1%
80 to 84 years	22	1.0%	3.6%
85 years and over	33	1.5%	1.3%

Source: ACS 5-Year Estimates 2010, 2020

Based on 2022 American community survey data, 86% residents are non-Hispanic white, followed by 6.2% of Latino, 2.5% Black and 1.3% Asian population.

The Village has slightly more female residents than male residents. Females comprise 52.7%, while males comprise the remaining 47.3%.

Lake Odessa’s median age is 35 years as per 2019-2023 American Community Survey 5-year Estimates, which is lower than the Michigan median age of 39.9 years. However, it is a slight increase from the 2010 Census’s Median Age of 34.6 years.

**Table 3: Median Age by Municipality**

Governmental Unit	2000	2010	2020
Village of Lake Odessa	36	31.6	35.2
Odessa Township	33.5	36.3	37.8
City of Ionia	26.3	32.8	36.4
City of Portland	34.2	35.8	31.8
Ionia County	32.8	35.9	38.6

Source: US Census, 2000, 2010, 2020

Lake Odessa has a slightly higher population with some or the other disability type at around 16.8% when compared to Michigan’s 14.2%. 19% of residents of Lake Odessa are 65 and older. When planning for public programs the differing interests and needs of age ranges should be considered. For example, recreation programming for the school-aged population would take a different form than programs for senior citizens.

## HOUSING AND HOUSEHOLDS

The quality, affordability, and availability of a community’s housing stock have a significant impact on the vitality and quality of the community as a whole. The following analysis of trends relating to the number of housing units, the amount of owner-occupied, rental, and vacant units, and households by type helps evaluate the health Lake Odessa’s housing stock.

As of the 2020 American Community Survey, Lake Odessa had 923 total Housing units, out of which 847 units are occupied and 76 remain vacant.

- » Based on the 2020 American Community Survey:
- » The average household size is 2.81 persons
- » The average family size is 3.37 persons
- » About 40% of households had children under the age of 18.
- » 40% of households had one or more people which were 65 years and over and about 26% of householders were living alone and 13.6% of those were residents over the age of 65 years. 24 households had grandparents living with their own grandchildren from which about 66% of householders were directly responsible for their grandchildren.
- » There are 60 female headed households out of which 15 of them have children present under the age of 18.
- » According to American community survey of 2022, 14.3% (302) of Population has been determined to live below the poverty level out of which majority were female. This was a reduction of around 11.3% from 2012’s 25% poverty level with the total population remaining similar.

Out of the total 825 households, Lake Odessa had 77% owner occupied housing units, the remaining 23% were renter occupied. Lake Odessa’s housing stock is typical of small-town communities. 70.4% of the housing units were 1-unit structures followed by 16.9% of structures with 2 or more units and the remaining 12.7% were mobile homes and other types of units.



## ECONOMIC PROFILE

**Table 4: Population Employment Industry Sectors, 2023**

Industry	Village of Lake Odessa
Agriculture, forestry, fishing, hunting, and mining	44
Construction	76
Manufacturing	159
Wholesale Trade	20
Retail Trade	135
Transportation and warehousing, and utilities	41
Information	5
Finance and insurance, and real estate, and rental and leasing	69
Professional, scientific, management, administrative, and waste management services	208
Educational services, health care, and social assistance	119
Arts, entertainment, recreation, and accommodation and food services	53
Other services, except public administration	49
Public Administration	77
<b>Total Employed Persons Over 16 Years of Age</b>	<b>1,055</b>

Source: ACS 5-Year Estimates.

Lake Odessa has a modestly employed population of 1,055 individuals aged 16 and above, reflecting the Village's overall population. This figure has remained relatively stable over the past five years, indicating the consistency of the local rural economy and industries.

With a labor force of just over 1,000, it is likely that many residents either work locally or commute to nearby towns. This is further supported by the average commute time of 26.9 minutes (As per 2023 American Community Survey 5-year estimates), which is 10% higher than the Michigan state average of 24.4 minutes. The longer commute times and major private vehicular commute suggest that a significant portion of the workforce travels to larger neighboring cities for employment.

Although Lake Odessa is largely a bedroom community, some employment is centered in the Village. The Village's commercial and industrial land uses are home to several larger employers and such institutions as the public schools provide significant employment for area residents. Median family income is a popular measure for determining the economic strength of an area. Income can also have implications for land use and public services, since people with higher incomes usually invest more in their houses and may expect more from local government. Table 7 shows how Lake Odessa's median family income compares to nearby communities and the state in general from 2000-2023.

The significant jump in incomes between 2020 and 2023 can be attributed to two main factors: the economic disruption caused by the COVID-19 pandemic, and the subsequent recovery period, which coincided with inflation-adjusted reporting. The 2023 data is sourced from the ACS-5year Estimates, which are inflation adjusted. With inflation running particularly high in 2021 and 2022, incomes reported in 2023 reflect a nominal increase that partially tracks inflation, which contributes to large numerical jumps.

**Table 5: Median Family Income Comparison, 2000-2023**

Governmental Unit	2000	2010	2020	2023
Village of Lake Odessa	\$41,379	\$36,385	\$46,875	\$71,157
City of Ionia	\$38,289	\$30,339	\$48,880	\$60,729
Ionia County	\$49,797	\$54,595	\$60,139	\$69,951
Michigan	\$53,457	\$60,341	\$59,234	\$69,183

Source: ACS 5-Year Estimates, US Census.

## SUMMARY OF COMMUNITY PROFILE

- » The population of Lake Odessa has remained relatively stable over time, maintaining an estimated 2,200 residents.
- » The community includes a balanced mix of older adults and younger families who are choosing to establish roots in the Village.
- » Key employment sectors for residents include manufacturing, education and health services, retail trade, and construction.
- » A significant portion of the workforce commutes to nearby urban centers for employment, reflecting the Village's role as a residential hub within the region.
- » The Village's housing stock is primarily composed of single-family homes, resulting in limited diversity of housing types. However, the community maintains a strong rate of homeownership.
- » Lake Odessa is nearing full residential build-out, with limited vacant land available for new development within the Village boundaries.



# Existing Land Characteristics and Uses



## OVERVIEW

Knowledge of current land uses allows the Village to consider the compatibility of new land uses and is a valuable tool when considering the day-to-day problems associated with land management and the delivery of key public services. The existing land use survey provides an inventory of land use within the community and is a key source of background information used in developing the Master Plan.

A major component of a community master plan is to identify existing land use patterns. To make informed decisions regarding the future of land uses in the Village of Lake Odessa, it is critical to have a clear understanding of existing land uses and the relationships between those land uses. Documenting the existing land use framework not only identifies the locations of land use activities but also highlights the areas with future growth potential and areas where land use conflicts may exist.

A key element to consider when determining the future fabric of a community is the identification of where current activities (such as residential, commercial, industrial, and recreational) take place. This existing conditions and land use analysis will help to determine what areas and corridors should be preserved, redeveloped, or intensified.

This master planning process has also identified other existing conditions that inform not only the Future Land Use Plan, but also the overarching goals, objectives, and recommendations described in the following sections—specifically, nodes and corridors.

## RESIDENTIAL (LOW DENSITY AND HIGH DENSITY)

The Village of Lake Odessa has multiple residential land uses associated with varied densities and typology. Single Family Residential land uses and neighborhoods make up the majority of the Village's current housing stock. Almost all the land west of Fifth Avenue up to Washington Boulevard is residential. More single family residential exists on the northeast side of the Village and almost all the lake front is used for single-family homes. More single-family clusters are located south of Jordan Lake Street, between 2nd Avenue and Pineview Drive, and between Tupper Lake Street and Jordan Lake Street.

## COMMERCIAL

Commercial areas in Lake Odessa support a range of for-profit businesses, including grocery stores, restaurants, coffee shops, bakeries, automobile services, and other establishments typical of a small community. These uses play a vital role in supporting the local economy and meeting the daily needs of residents and visitors.

The Village's commercial activity is primarily concentrated in three areas. The historic downtown core is centered along 4th Avenue, forming the heart of the Village's commercial identity. Additional commercial uses extend eastward along Jordan Lake Street, which serves as a key commercial gateway and transitions into M-50, a state highway, just beyond the Village limits. Smaller clusters of commercial activity are also present near the lakefront, contributing to the area's recreational appeal.

Heavier commercial uses tend to be located along the railroad corridor, which cuts diagonally through the Village center, offering logistical advantages for those operations.

## INDUSTRIAL

The Village of Lake Odessa also includes a few industries. Lake Odessa has some heavy industrial uses along the railroad corridor. The biggest one of land parcels used for industrial use is situated on the northwest edge of the Village, which is used by the Twin City Foods, a frozen food manufacturer. Franklin Metals, a scrap metal processing plant also operates in the northwest side of the Village. Cargill is another large food-oriented industry present in the northern parts of Lake Odessa. Other industries like precision equipment manufacturers also exist in Lake Odessa.

## PUBLIC/SEMI PUBLIC

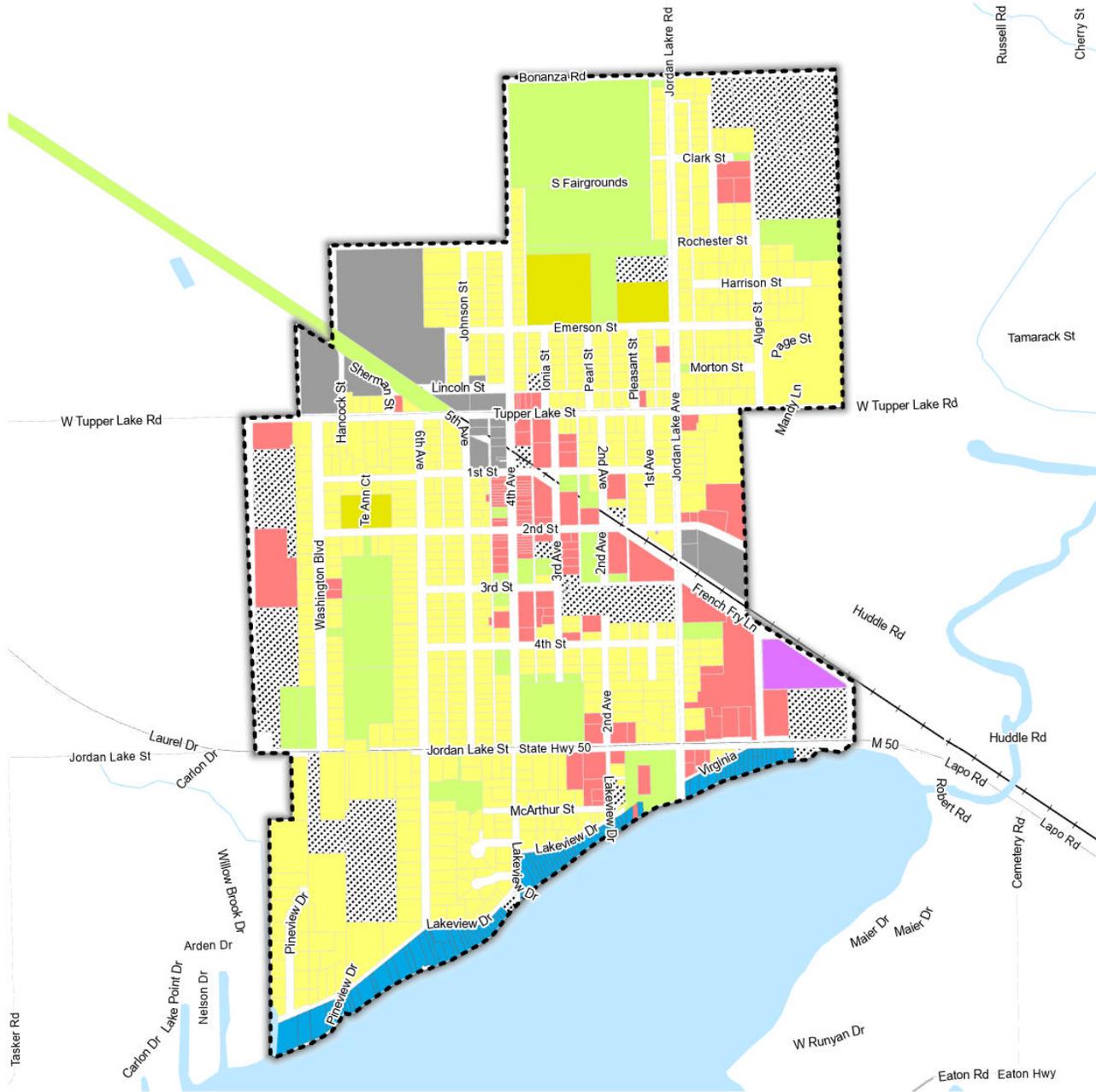
One of the many assets in the Village of Lake Odessa is the number of high quality and well-maintained park and recreation amenities. Some of these include: the Village of Lake Odessa Park in the central region of the Village, a lake front Municipal Beach, the Village fairgrounds on the northern part of the Village which consist of multiple sports recreational facilities like pickle ball courts, baseball, volleyball courts and campgrounds.

The Village of Lake Odessa also includes numerous public institutions like- The Village Hall, Police department, Fire department, Lake Odessa Community Library, US Postal Services, facilities of the Public Works Department, school districts and many churches and religious institutions spread across major corridors and within neighborhoods.

## VACANT

The Existing Land Use Map identifies parcels that are undeveloped but are not set aside for parks and preservation. These parcels are a key focus of the Future Land Use Map, with some targeted for residential growth, some targeted for business growth, and some set aside for preservation.

Map 2: Existing Land Use



# Existing Land Use

Village of Lake Odessa,  
Ionia County, MI

January 9, 2026

## LEGEND

- Village of Lake Odessa
- Recreational/Public/Semi-Public
- Residential
- Vacant
- Commercial/Retail
- Multi-Family Residential/Senior Living
- Industrial
- Lake Side Residential
- Utility



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Village of Lake Odessa 2024, McKenna 2025.



# Natural Features



## WATER FEATURES

Lake Odessa has few but very important water features around its boundaries. The Village of Lake Odessa is situated on the north shore of the Jordan Lake, which is fed through a small channel by the Tupper Lake, which forms another significant lake around this community, albeit outside the Village boundaries. Tupper Creek serves as the lifeblood of southern Odessa Township, winding through the landscape to feed both Tupper Lake and, ultimately, Jordan Lake. The creek's connection between these two scenic lakes creates a navigable waterway, perfect for canoeing adventures. Surrounding these waterways are vast, thriving wetlands that enhance the area's natural beauty and ecological richness, making it a haven for wildlife and outdoor enthusiasts alike.

## WATERSHED, WETLANDS, AND FLOODPLAINS

A watershed is a land area that channels rainfall and snowmelt into creeks, streams, and rivers, ultimately draining into a larger water body. These systems are shaped by the elevation and contours of the land, with smaller tributaries feeding into major rivers. The Village of Lake Odessa lies within the Grand River regional watershed, which is among the largest in Michigan, spanning over 5,500 square miles. The Grand River itself is the longest river in the state, playing a crucial role in regional water flow and ecology.

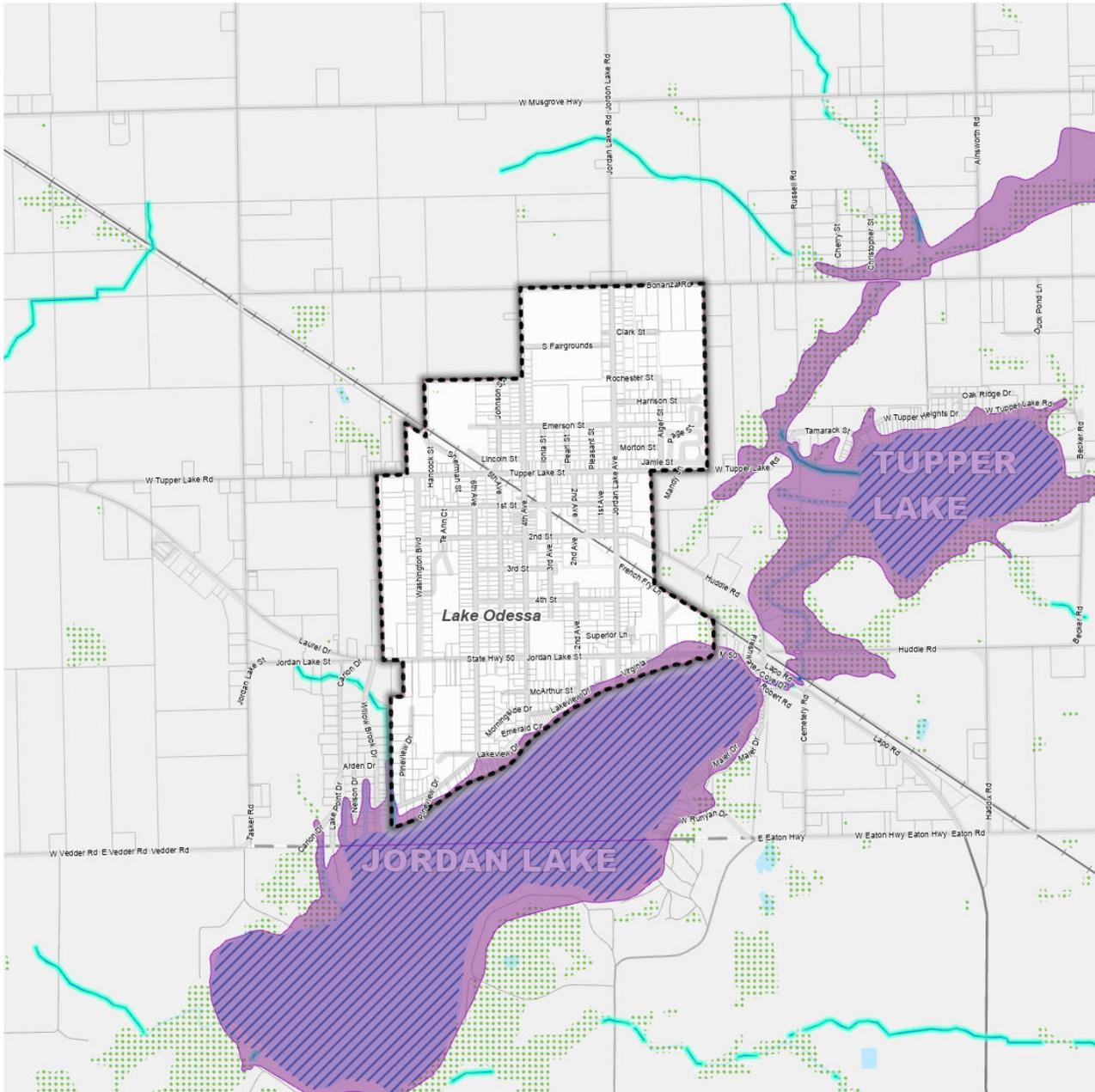
Water quality within a watershed is directly tied to land management practices. Poor stormwater management, such as excessive impervious surfaces from new developments, can lead to increased runoff. When the runoff volume and velocity rise beyond natural levels, stream bank erosion may occur, depositing excess silt into waterways. This sedimentation, combined with pollutants like phosphates and nitrogen from urban or agricultural sources, can alter water chemistry and increase turbidity. Such changes impact aquatic ecosystems, affecting fish, amphibians, and other wildlife that depend on clean, balanced water systems. Proper watershed management is essential to maintaining ecological health and preventing water degradation.

Wetlands are vital components of a watershed, acting as natural regulators of water movement and quality. These areas remain saturated for extended periods, with water often present at or just below the soil surface. The hydrology of a wetland varies by type, but all wetlands play a key role in controlling water distribution within the landscape.

One of the most critical functions of wetlands is their ability to store precipitation and surface water, releasing it gradually into groundwater reserves, streams, and the atmosphere. This slow release helps maintain stable water tables, reducing the likelihood of flash flooding. Additionally, wetlands serve as natural filters, trapping sediments and breaking down organic matter, nutrients, and pollutants. Through these processes, they regulate levels of nitrogen, phosphorus, carbon, sulfur, and trace metals, improving overall water quality. Without wetlands, watersheds become more vulnerable to pollution, flooding, and habitat loss for specialized plant and animal species.

Map 3 illustrates the location of wetlands within the broader context of the region, identified and mapped by the National Wetlands Inventory (NWI). While the NWI illustrates the general location of wetlands, an on-site analysis should be conducted by a professional to verify the specific boundaries of wetlands. Wetlands that are adjacent to or associated with surface water and larger than five acres in size are subject to regulation by the Natural Resources and Environmental Protection Act (Part 303 - Wetlands Protection, Act 451 of 1994), which requires permission from the Michigan Department of Environmental Quality to fill or alter the wetland site.

Map 3: Environmental Features



# Environmental Features

Village of Lake Odessa,  
Ionia County, MI

January 9, 2026

## LEGEND

-  Marine
-  Estuary
-  Marsh, Swamp, Bog, Prairie
-  River
-  Lake, Reservoir
-  0.2% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Special Floodway



Basemap Source: Michigan Center for  
Geographic Information, v. 17a.  
Data Source: Federal Emergency  
Management Agency 2024,  
U.S. Fish and Wildlife 2024,  
McKenna 2025.



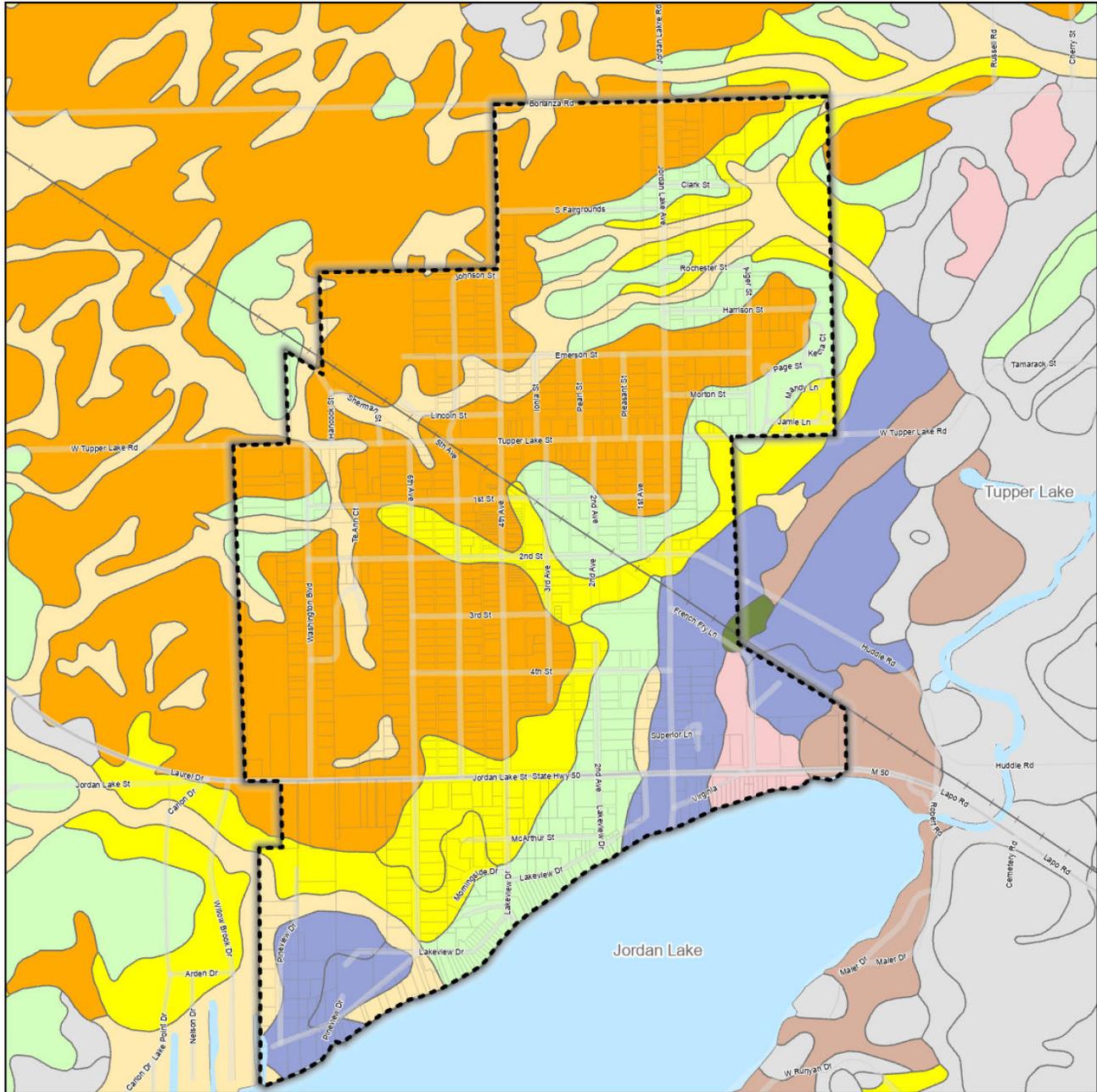
## SOIL AND TOPOGRAPHY

Soil composition is an important aspect of planning for many reasons. Some soils are not well suited for individual septic systems and therefore may threaten ground water or surface water quality due to lack of proper filtration, though this is not applicable to Lake Odessa. The composition of soils determines stability and suitability for structural development. Agricultural productivity is also determined by the fertility of the soils. With the soils of the Village classified, areas can be better designated for suitable redevelopment, as projects emerge.

The United States Department of Agriculture, Soil Conservation Service, classifies soils of the Village into eight different general soil types. These are briefly described below and illustrated on **Map 4**. An on-site analysis is always recommended to provide exact soil information; the following general soil types were determined on a statewide basis.

- » **Brookston Loam:** A clay loam with less than 1% slopes, which is generally poor for road fill due to wetness. The water table is high causing slow permeability and frost heaving.
- » **Carlisle Muck:** Primarily comprised of muck and peat, this soil has slopes less than 1% and is easily erodible. This unstable organic soil has a high-water table, and excavation is typically necessary.
- » **Celina Loam:** A moderately eroded clay loam with slopes from 2- 6%, generally providing fair conditions for road fill.
- » **Conover Loam:** A heavy loam with slopes from 0-2%, providing fair conditions for road fill. This soil is typically wet, below 36 inches, due to a seasonally high-water table.
- » **Fox Sandy Loam:** A sandy clay loam with slopes generally less than 2%, providing fair opportunities for topsoil extraction, and good conditions for sand and gravel extraction.
- » **Linwood Muck:** This sandy loam soil oxidizes readily, has slopes up to 1%, and is characterized by a very high-water table and organic soil.
- » **Miami Loam:** A moderately eroded silt loam with 6-12% slopes, this soil has fair compaction properties, though cut and fill is usually required.
- » **Sebewa Loam:** This clay loam has slopes up to 1% and is good for topsoil, sand and gravel extraction. With a high-water table, there is a risk of some frost heaving, but the soil generally has good bearing strength and moderate permeability.

Map 4: Soils



## Soil Features

Village of Lake Odessa,  
Ionia County, MI

January 9, 2026

### LEGEND

- Parkhill loam
- Carlisle muck, 0 to 2 percent slopes
- Celina loam
- Capac loam
- Fox sandy loam
- Linwood muck
- Wawasee loam
- Sebewa loam
- Water
- Other
- Village of lake Odessa



Basemap Source: Michigan Center for  
Geographic Information, v. 17a.  
Data Source: USDA 2024.  
McKenna 2026.



# Existing Transportation Network



## ROAD SYSTEMS

A large component of the Village's land mass is composed of its transportation network. This includes the system of streets and roadways and bike trails. Collectively, these systems make up approximately fifteen percent of the Village's land area. Much of the street system is designed in grid fashion, common to mature communities. This fact also makes the Village very easy to travel on foot, as the grid connects most neighborhoods to one another and downtown. In general, continuing the existing grid system in the greater community should be encouraged.

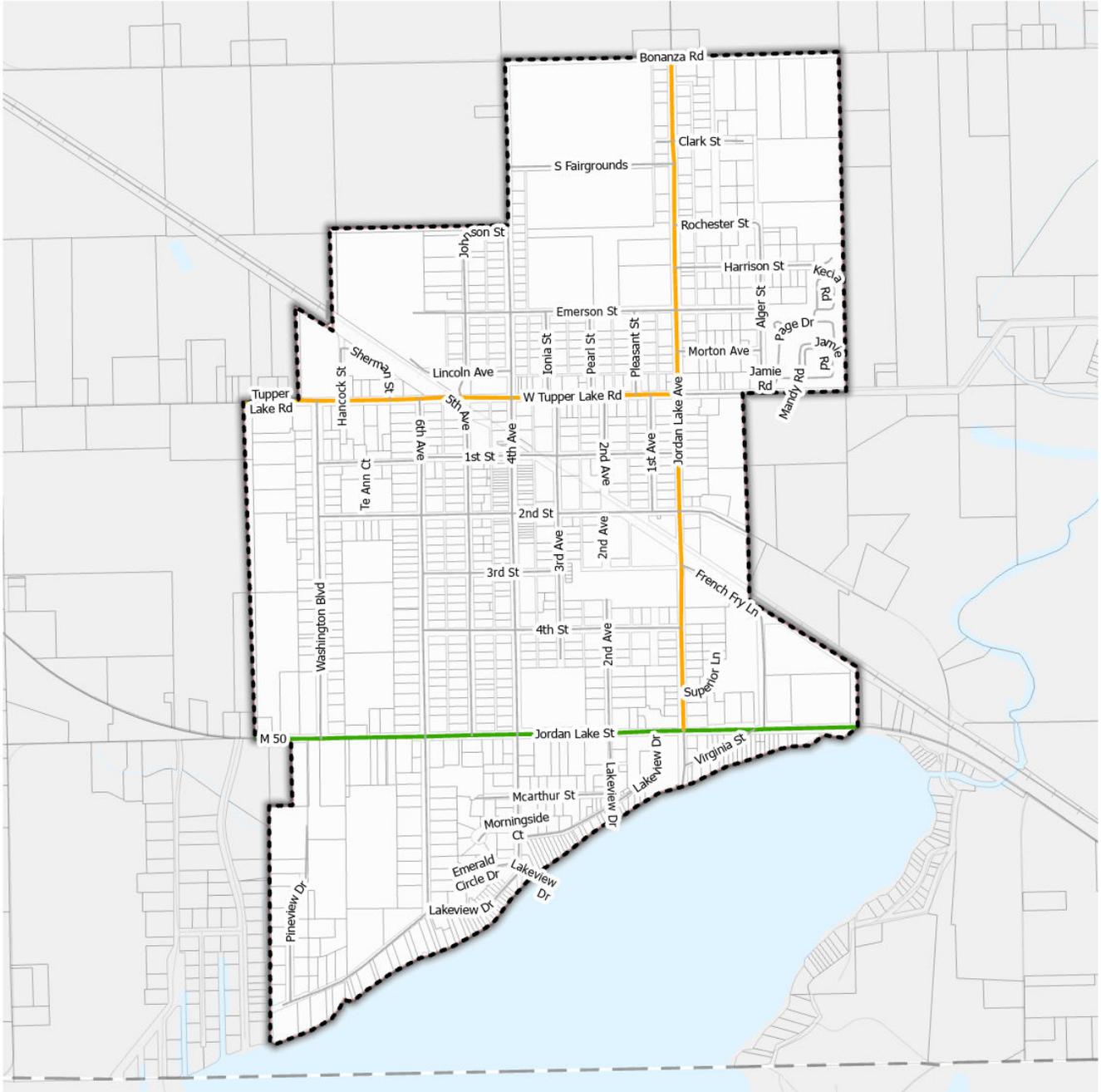
Lake Odessa has three roadway classifications which function in a hierarchical fashion. These include Minor Arterials, Major Collectors and Local Streets.

**Minor Arterial.** A road/highway whose principal function is the movement of traffic received from the Village's system of collector streets. Minor arterials often funnel traffic to major arterials. State trunkline highway M-50, also known as Jordan Lake Street within the Village limits, is classified as a minor arterial, and crosses the Village from east to west near Jordan Lake.

**Major Collectors.** Collectors provide access to minor or major arterials by traffic originating from local streets. Collectors include Jordan Lake Avenue, a continuation of Jordan Lake Road that extends from just south of the Grand River in mid-Ionia County, crossing I-96 north of Lake Odessa, and continuing south until it terminates at Jordan Lake itself. Another collector for Lake Odessa is the Tupper Lake Street which runs from east to west and connects a lot of local streets as well as Jordan Lake Avenue.

**Local Streets.** Local streets are the neighborhood (residential) streets on which homes are located. Many streets in Lake Odessa are local streets, typical of communities this size. The streets in Lake Odessa are largely lined with sidewalks which provide separated pedestrian connectivity throughout the Village. The streetscape along 4th Avenue in Downtown Lake Odessa provides bump-outs and shortened crossing distances which improves safety for those crossing the street. This part of the core downtown area accomplishes many characteristics of a complete street.

Map 5: Transportation



# Transportation Network

Village of Lake Odessa,  
Ionia County, MI

January 9, 2026

## LEGEND

- Non-Certified
- Interstate
- Other Freeways
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads
- Village of Lake Odessa
- Parcels



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Village of Lake Odessa 2024, McKenna 2024.



## AIRPORT

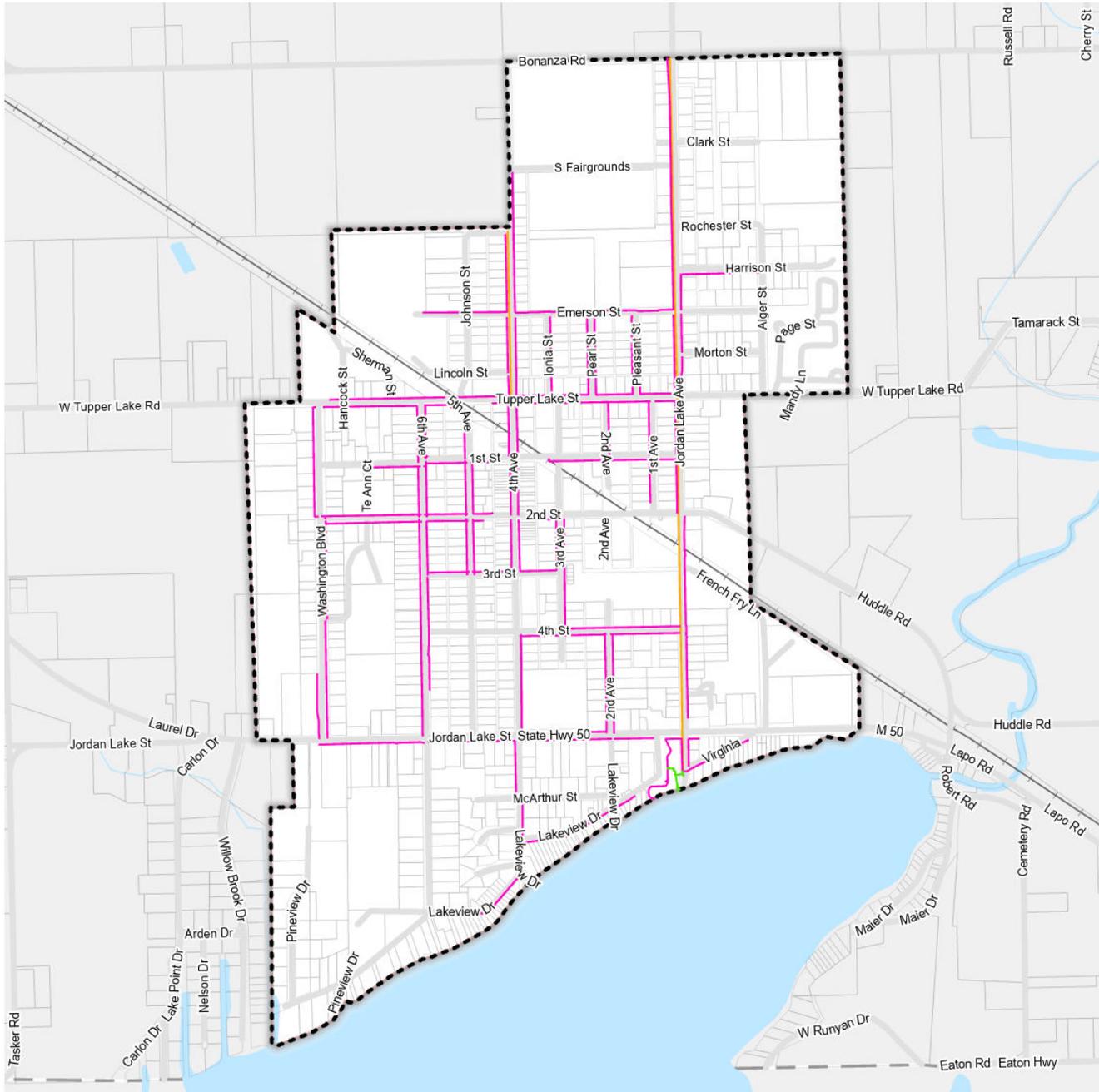
Lake Odessa residents have access to commercial air service through two regional airports. The nearest is Gerald R. Ford International Airport, located approximately 31 miles west in Grand Rapids. This airport serves as both a domestic and international gateway, offering over 50 daily departures operated by twelve airlines. Additionally, the Capital Region International Airport in Lansing is also accessible, providing an alternative option for commercial air travel.

## SIDEWALKS

Sidewalks and bike paths are important elements to the character of a community and to the safety of its residents. Sidewalks link homes and neighborhoods and allow children and adults to move freely and safely about. Sidewalks also link residential areas with the Village's downtown, parks, schools, and other facilities. Village Ordinances require that sidewalks be constructed during new construction or significant renovation on any lot abutting the streets of the Village.

While much of the Village contains sidewalks, some parts along the southern portion of 6<sup>th</sup> Avenue and the north-east regions of the Village do not have a complete sidewalk network.

Map 6: Non-Motorized Transportation Network



# Non-Motorized Transportation Network

Village of Lake Odessa,  
Ionia County, MI

January 9, 2026

## LEGEND

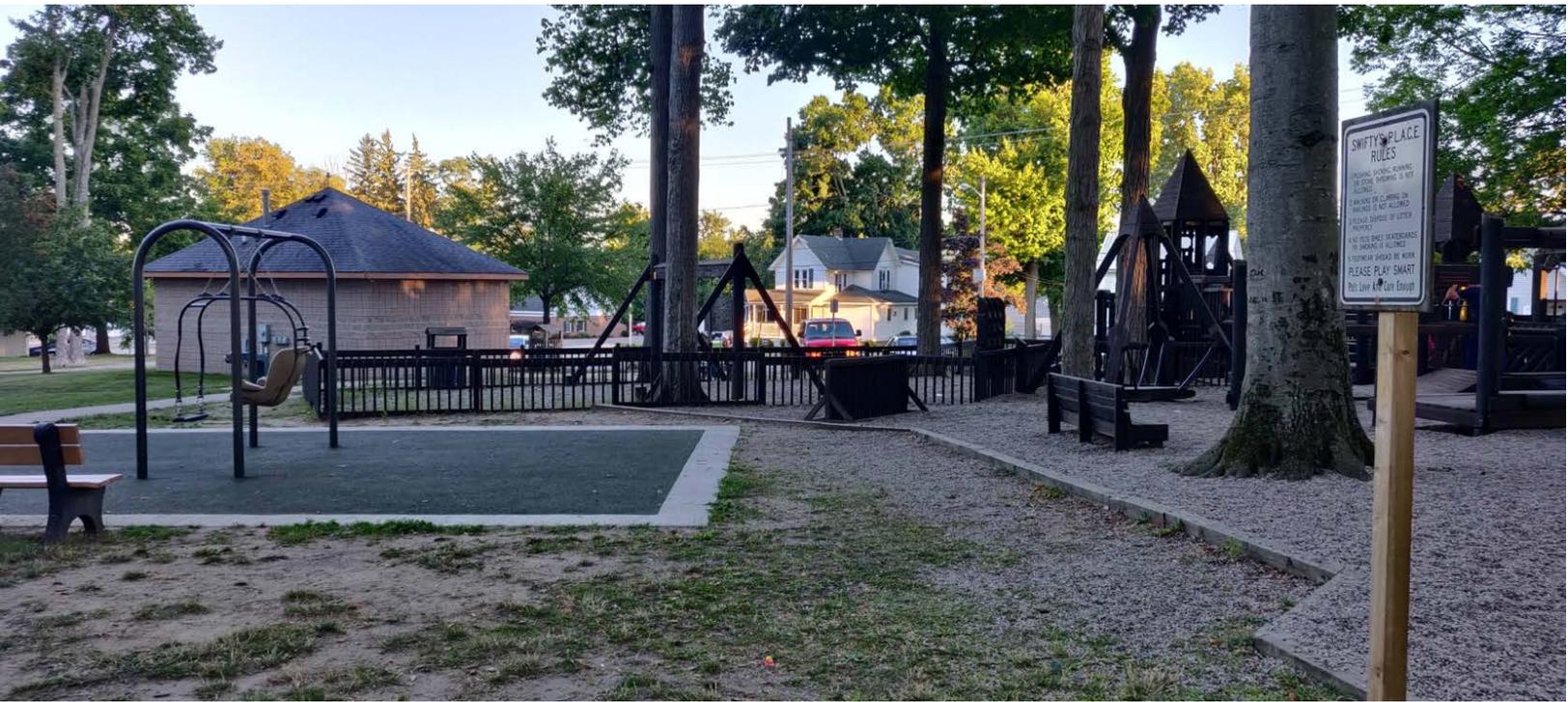
- Wide Shoulder/Bike Lane
- Sidewalk
- Off-Street Trails
- Village of Lake Odessa



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Village of Lake Odessa 2024.  
McKenna 2025.



# Community Facilities



## PUBLIC ADMINISTRATION

The Village of Lake Odessa has a Council/Manager form of government. The Council and the president are elected by the citizens. Village Council appoints the Village Manager, and the Village Manager hires all staff. Various committees including the Planning Commission and Downtown Development Authority are appointed by the president with approval from the Village Council with liaisons from the council on each body. General management and day-to-day operations rest with the Village Manager. The Village's full-time public works employees perform maintenance for public infrastructure including the parks system. Other Village staff members are involved in various aspects of Village programming on an assigned or as-needed basis. The Village's Planning Commission advises the Village Council on a variety of planning and recreation matters. They have primary responsibility for formulating any community master plan.

The Village also has a Downtown Development Authority, solely focusing on developing & maintaining character of the downtown area through tax increment funding mechanisms. Other public bodies include the Lakewood Recreational Authority, Lakewood Wastewater Authority and Lake Odessa Arts Commission.

## FUNDING

The Village of Lake Odessa utilizes several sources of revenue: property taxes, fees for service, state grants, and various financing tools. Specialized programs like downtown development can utilize tax capturing to focus redevelopment efforts. Programs like recreation rely on general funds, user fees, and donation of funds or volunteer services.

## UTILITIES

The Lakewood Wastewater Authority serves the Village of Lake Odessa, the Village of Woodland, and portions of Woodland and Odessa Townships. The authority serves the homes surrounding Jordan Lake. Created in 1984, the system currently serves approximately 1,400 homes. According to the authority, the treatment plant is rated as a 750,000 GPD facility and currently treats an average of 500,000 GPD with a maximum treatment potential of almost 3 million GPD on an occasional basis.

There are also seasonal fluctuations due to agricultural practices such as string bean processing that produce a large amount of wastewater. Although it appears that there would be room for more connections to the wastewater system, the small treatment lagoons and heavy agricultural practices limit any new connections to the system at this time. Property has been purchased to construct an additional lagoon, which would increase capacity. The Little Thornapple River serves as the treated discharge point for the facility south of Jordan Lake.

Water service is also present in the Village. Village water is provided by way of two water towers (with capacities of 250,000 gallons and 300,000 gallons); municipal wells, which are protected through a wellhead protection plan; and an iron removal plant. Water usage has increased in recent years, by 45% from 1991 to 1997, and by 55% from 1998 to 2002. This increased usage is primarily due to greater demand from agriculture and industry, and local expansions of industries such as Cargill Kitchen Solutions.

### Wellhead Protection

The Village of Lake Odessa relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the village has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and implement long-term strategies aimed at safeguarding the area from contamination. A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel. The Village of Lake Odessa WHPAs are identified in Figure 1. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements along with a brief description are below.

- » Roles and Responsibilities – Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.
- » WHPA Delineation – Determine that area which contributes groundwater to the public water supply wells.
- » Contaminant Source Inventory – Identify known and potential sites of contamination within the WHPA and include in a contaminant source inventory list and map.
- » Management Strategies – Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
- » Contingency Planning – Develop an effective contingency plan in case of a water supply emergency.
- » Siting of New Wells – Provide information on existing groundwater availability, the ability of the PWSS to meet present and future demands and the vulnerability of the existing wells to contamination.
- » Public Education and Outreach – Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

It is the intent of this Master Plan to encourage the protection of the Village’s public water supply system through mandatory and/or voluntary planning and zoning management strategies. Local units of government are responsible for

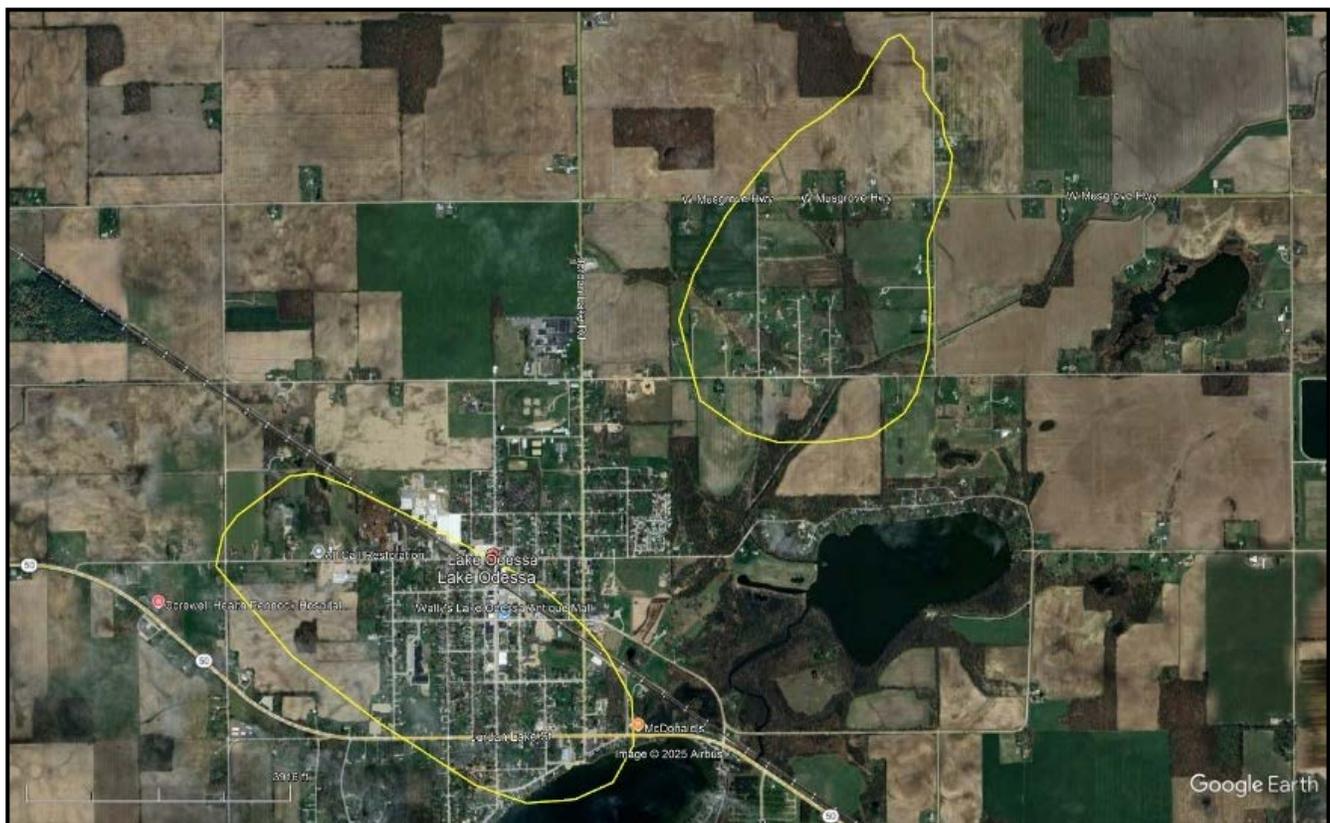


the establishment, adoption and implementation of land use planning and management strategies. The Village of Lake Odessa will work with the Village staff, Lake Odessa WHPP Committee, Planning Commission and other appropriate partners to identify management strategies. The Village of Lake Odessa may determine that the implementation of a groundwater protection ordinance would be an appropriate management strategy. Within the ordinance, zoning regulations could limit land uses and practices that may degrade groundwater quality within and outside the WHPAs.

The most significant sources of water supply contamination are landfills, surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells and underground storage tanks. These uses represent both point and non-point contamination sources. Point source is the term used to describe contaminants, which originate in the immediate area of the well or tap. All the above, if located near the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.

Non-point source contamination is much more difficult to control because the cause of the problem may be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible. It is also the intent of this Plan to recognize the importance of groundwater protection within the Village of Lake Odessa.

**Figure 1. Village of Lake Odessa Wellhead Protection Areas**



## PUBLIC SAFETY

Police protection is provided by the Lake Odessa Police Department, staffed by full-time police officers and a police chief. The Police Department is centrally located in the Village Hall building. Additionally, Ionia County sheriff's department and the state police have jurisdiction in the Village and work in cooperation with the Village's local police department. Fire service is provided by the Lake Odessa Fire Department which is owned and operated by Odessa Township board as a township department. Service is provided by a full contingent of volunteer fire persons. The Fire Department is located at 1150 1<sup>st</sup> Street.

Emergency rooms and urgent care services are not readily available in the Village of Lake Odessa. These are provided by organizations in Lansing and Grand Rapids and Ionia. General medical care is provided by the Family Medical Center located in the center of the Village and Corewell Health Pennock Hospital located in Hastings. Ambulance services are provided by regional healthcare institutions as well as Life EMS for which Odessa Township contracts.



## CULTURAL & CIVIC FACILITIES

The Lake Odessa Historical Society is charged with preserving the local history of the community. In 1988, the Historical Society restored the Pere Marquette Train Depot, and the facility subsequently became the society's museum. The society has also constructed a facility to expand the museum, named "The Freight House".

Art in the Park festivities are one of the biggest festivities in Lake Odessa and attracts thousands of people to the Village park each year. A 50-year-old tradition includes arts, crafts and fine arts. Around 75 exhibitors showcase their works each year.



## SCHOOLS

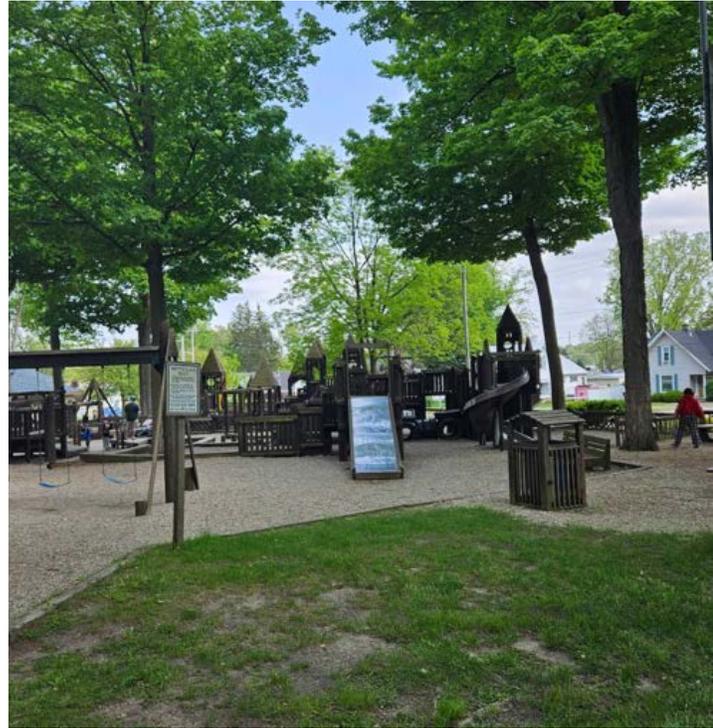
Lake Odessa is served by the Lakewood school district. It also serves other communities. The central administration building is in Woodland. The High school and Middle school are both located in Woodland Township, in Barry County located to the south of the Village. Lakewood Elementary schools are in Lake Odessa Village boundaries, accessible by 2<sup>nd</sup> Street and Washington Boulevard. The Lakewood high school and middle school campuses consist of all necessary athletic amenities and sports fields within walking distance from the school buildings. Lakewood Public Schools Transportation Department provides a bus service for all students including residents of Lake Odessa.

## RECREATIONAL FACILITIES

The Village of Lake Odessa boasts a variety of parks and recreational amenities within its boundaries. Central to this is the Village Park, a 5-acre facility located at the intersection of M-50/Jordan Lake Street and Fourth Avenue. This park features a children's play area, covered pavilions, and expansive lawns ideal for picnicking. It is well equipped to host large public gatherings and events, including the annual "Art in the Park" festival.

The Lake Odessa Fairgrounds span approximately 25 acres, with portions owned by the Village. This site serves as the venue for the annual fair and hosts numerous other activities, including sports events. Current amenities the fairground offers include pickleball courts, community playgrounds and campgrounds.

Municipal Beach, covering nearly 3 acres, offers a beach, park area, and modern restroom facilities. Amenities include a floating dock, a sandy shoreline, a playground, swimming areas, and a rentable pavilion. During the summer, Municipal Beach is a popular destination, attracting 300 to 500 visitors on weekdays and even larger crowds on weekends.



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# 03. Lake Odessa Tomorrow

This chapter describes the planned future conditions for the Village of Lake Odessa through the duration of this Master Plan. The goals, objectives, and recommendations listed in this Plan derive from the high-level existing conditions analysis, feedback from Village staff and officials, stakeholder and public input, analysis of current planning trends, and more.

The primary purpose of this Section is to determine the goals and objectives of this Plan and itemize and prioritize the implementation steps for achieving them. The Future Land Use Plan is also a significant component of this section, which describes the future fabric and planned land use of each parcel of land within the Village.



# Planning Process and Public Input



## PUBLIC INPUT SURVEY

To solicit public comments for the Master Plan update, the Village of Lake Odessa conducted a community wide survey in 2024. A QR code promoting the survey was mailed to all addresses in Lake Odessa in October of 2024. There was a total of 103 responses to the survey before it closed on November 25, 2024. Most of the survey respondents (80%) were residents of Lake Odessa. Survey respondents tended to be older adults, with those aged 45-70 representing 50% of respondents.

The survey highlighted respondents' similar positive feelings about Lake Odessa. Most respondents said that what they appreciate most about Lake Odessa is the proximity to natural features, such as Jordan Lake, and the proximity to major cities like Grand Rapids, Lansing and a bigger community like Ionia. Others pointed to the small-town character of Lake Odessa and expressed their interest in maintaining that character going forward.

Many respondents expressed the need for more housing options in the Village beyond the traditional single-family homes such as cottage courts, small mixed-use buildings and new-urbanist style single family homes on smaller lots. However, most respondents expressed single family homes as their most desired type of housing in Lake Odessa.

The survey highlighted that Lake Odessa's majority of residents travel using a car or other motorized vehicle. The survey also highlighted concerns over increasing walking and bike safety measures on Jordan Lake Street (M-50), with many residents calling for improvements for pedestrians and bikers on that street.

Many also suggested that the Village should expand sidewalks to all residential neighborhoods.

Overall, Lake Odessa residents expressed a fond appreciation for their Village. Survey respondents expressed their desire to maintain the historic lakeshore charm and character of Lake Odessa while planning for measured growth in the future. Respondents expressed that they would like to see more dining and commercial options, more housing types, increased pedestrian safety at major intersections, more parking in the downtown, and expanded bike and pedestrian trail connections.

## VISIONING SESSION

To better inform the Master Plan process, the Village of Lake Odessa conducted a visioning session with the Village Planning Commission and Council members in the fall of 2024. It was conducted at the Village Hall inside the Council Chambers. Visioning is a community activity intended to produce a common vision, accompanied by goals, for the future. Ideally, it is broadly based and highly inclusive to achieve widespread buy-in among the various stakeholders and subgroups within the community. This session was open to the public and was promoted throughout the community through Village website announcements, utility bill mailings, and social media posts. The visioning session was conducted at the Village Hall inside the Planning Commission chambers. This session was broken down into two parts. The first one, an open dialogue, provided opportunities for attending residents to comment on what they perceive are the strengths, weaknesses, opportunities, and threats facing Lake Odessa, and the second was an interactive mapping exercise to understand the desires of different types of developments at different locations across the Village. The responses for the open dialogue session are synthesized below.

### Strengths

- » Friendly small-town feel
- » Accessibility of Urban Centers
- » Educated Populace
- » Annual events, i.e., the Lake Odessa Fair
- » Lakefront Community
- » Parks and Green Space
- » Downtown Character

Lake Odessa has a friendly small-town character while also being very accessible to the nearby urban centers of Grand Rapids and Lansing, and this combination was considered by residents to be a primary strength of the community and one that should be capitalized on to attract new residents. The proximity to Jordan Lake, and the Village's status as a lakefront community was also appreciated as both an attraction for out of towners and for the recreation it provides to villagers. In the same way, annual events such as the Lake Odessa Fair are popular and attract people throughout Ionia County. A particular point of pride is the Village Park, a park on the southern end of downtown boasting a 200-year-old growth.

### Weaknesses

- » Gaps in Pedestrian Infrastructure (M-50 east of Jordan Lake Ave)
- » Under-utilization of Public Spaces (Downtown, parks, fairgrounds)
- » Lack of Buildable Land
- » Lack of Housing
- » Lack of Business Diversity (many hair salons, office spaces)
- » Expense of living in the Village vs. the Township
- » Local Government Relationships
- » Lack of Employment Opportunities within the Village
- » Downtown Development Needed

When asked about Lake Odessa's weaknesses, respondents were most concerned about Lake Odessa's tight supply of buildable land and low housing stock. Much of the land within the Village limits is developed, and opportunities for growth are limited. Housing choice is low, with the majority of stock falling into the single-family category. The lack of medium and high-density housing was seen as a problem. Although the status of Lake Odessa as a small town near urban centers was viewed as a strength, the fact that most residents needed to commute for work due to lack of employment opportunities within Village limits was seen as a potential problem, and a desire for increased business, business diversity, and employment in the Village was voiced. Due to the overlapping boundaries of the Village and the Township, high taxes were perceived as an impediment to living in the Village, potentially dissuading home buyers from purchasing homes in the Village. Residents appreciated the public spaces present in the Village but felt they were underutilized and might require investment to better serve the community. Finally, concerns were expressed surrounding the lack of pedestrian infrastructure in some locations, specifically citing the lack of sidewalks east of Jordan Lake Avenue on M-50.

## Opportunities

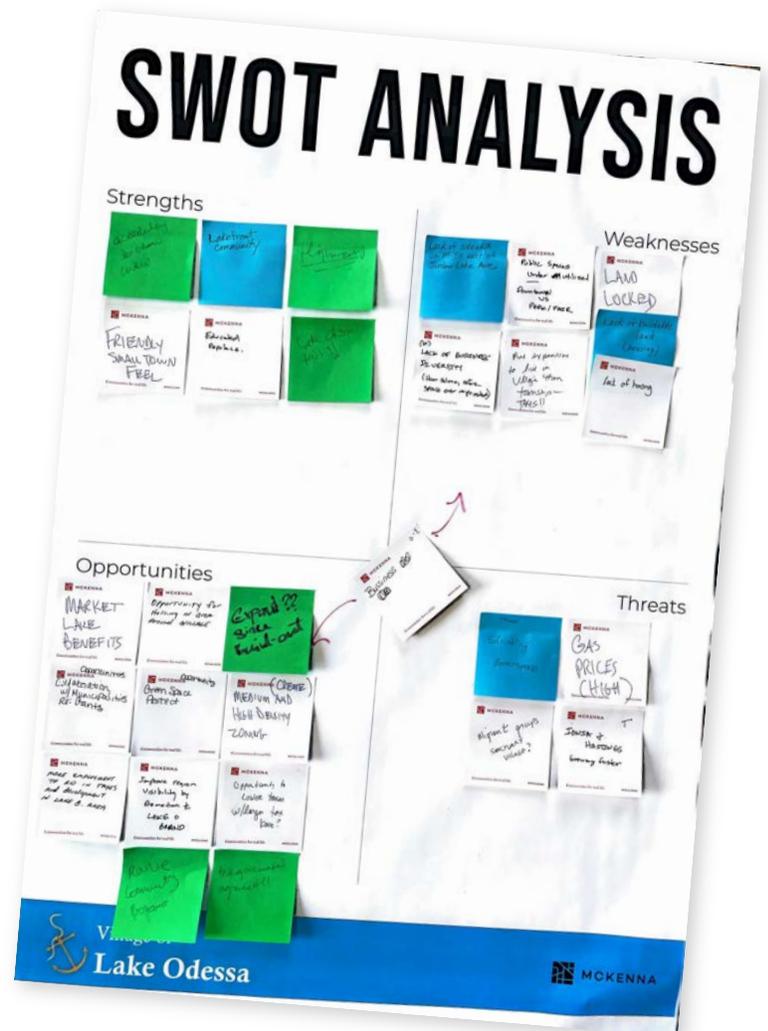
- » Develop Housing around Village
  - attract folks who grew up in the area and would like to return to raise a family
  - lower taxes through a larger tax base
- » Allow Medium and High-Density Development through zoning district changes
- » Improve Village and Region Visibility through Lake Odessa brand promotion
- » Protect and Improve Parks and Green Space
- » Improve Local Government Relationships to allow for increased collaboration
- » Revive Community Programs
- » Further Develop Downtown

When asked what they saw as opportunities for Lake Odessa, the subject most discussed was housing development. Lack of housing was seen to be an impediment to increased population growth, and suggestions to overcome this were made. Suggestions included making changes to the zoning districts to allow for higher density housing within the Village as well as developing several vacant parcels. Lake Odessa’s public presence is not particularly large, and one resident suggested improving region visibility through some kind of promotional campaign of the Lake Odessa brand. Although events such as the Lake Odessa Fair are points of pride for the community, several are no longer occurring due to budget constraints or otherwise, and residents expressed a desire to bring back popular events that serve to bring in visitors from out of town. To accomplish some of these goals, collaboration with surrounding local governments and impediments to it such as past disagreements were discussed, and a desire to collaborate on these projects was seen as an opportunity. Development of under-utilized public spaces to increase their utility and desirability to residents was voiced.

## Threats

- » Shrinking Green Space and Shrinking Undeveloped Land
- » High Gas Prices
- » Competition with other Urban Satellites (Ionia, Hastings)

Potential threats to the future success of Lake Odessa were also identified. Among them included the concerns of the quantity of greenspace preservation when it relates to new developments in the Village land. Because many Lake Odessa residents are commuters, increased transportation costs due to rising gas prices and the effect this could have on residents’ ability to continue living in Lake Odessa and commuting to work was identified as a concern. Finally, competition with Grand Rapids, Lansing, and other “satellite municipalities” such as Ionia and Hastings were seen as a potential threat to the continued health and growth of Lake Odessa.



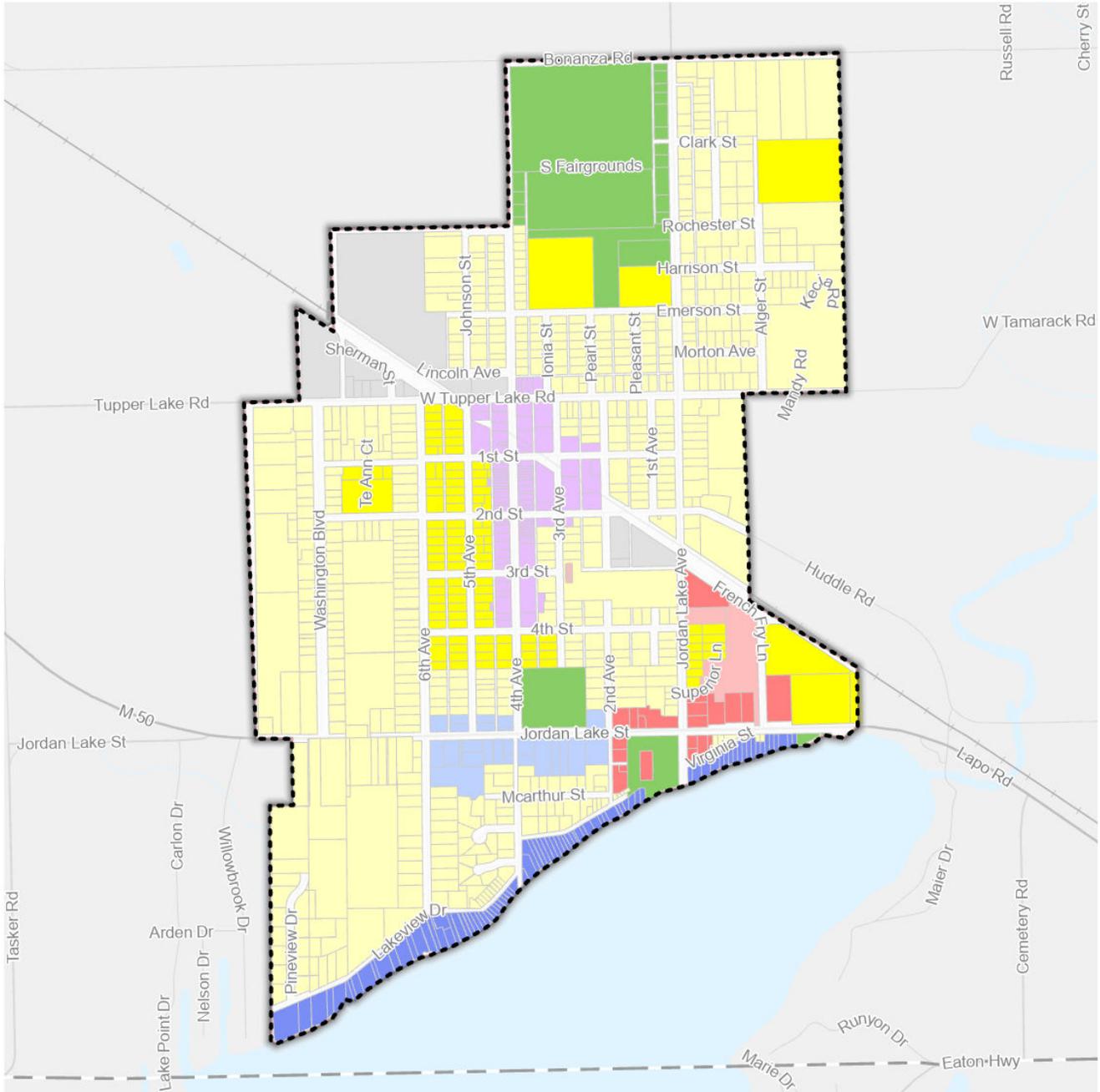
## Future Land Use



During the public engagement process, some themes were more prominent than others. It's clear that village residents would like to see Lake Odessa remain a small, charming lakeshore community with history and character. The sentiment gathered from the community survey and public engagement visioning session was that residents wanted to retain the current character of Lake Odessa, while planning for measured growth in the future. Through land use planning and zoning controls, the Village intends to ensure that the character of neighborhoods is preserved, that economic development is encouraged, and that the designated mixed-use areas become more vibrant and exciting places to be.

This Future Land Use plan constitutes the development policy of Lake Odessa, and as the Village moves into the future, the plan should be regularly updated to address how development and physical change has impacted the infrastructure and existing conditions.

Map 7: Future Land Use



# Future Land Use

Village of Lake Odessa,  
Ionia County, MI

January 9, 2026

**LEGEND**

- Residential - Preserve Neighborhood
- Residential - New Neighborhood
- Flex Development
- Commercial
- Core Downtown
- Industrial
- Neighborhood Mixed Use
- Recreation/Preservation
- LakeFront Residential



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Village of Lake Odessa 2024.  
McKenna 2025.



# Future Land Use Categories

## RESIDENTIAL – PRESERVE NEIGHBORHOODS



### General Characteristics

This future land use category is comprised of existing low-density residential areas. These areas typically feature single-family houses on the existing residential grid streets. Buildings in these areas were typically constructed in the mid-to-late twentieth century. **The key recommendation of this district is to protect and preserve the existing neighborhood character.**

While significant changes are not proposed, these areas can still be upgraded with sidewalks, lighting, crosswalks, landscaping, and other improvements.

### Appropriate Land Uses

Typical uses include single-family homes with neighborhood parks and/or open space with convenient access to schools, places of worship, and government facilities.

### Streets and Transportation

Streets in these areas are typically low-speed and low-volume. These street patterns should include high connectivity with accessible sidewalks on both sides of the street and bicycle infrastructure where appropriate.

### Building and Site Design:

Consistent with existing lot and site layout. Neither additional lot splits nor combinations of lots are envisioned. Any new construction or major renovations should be consistent with the existing character in terms of setback, height, architecture, and function.

### Appropriate Zoning Districts (Rezoning Discouraged Except to Match Existing Development)

- » R-1 Low Density Residential

## RESIDENTIAL – NEW NEIGHBORHOODS



### General Characteristics

This Future Land Use category encompasses areas where new housing should be considered but should also ensure compatibility with the existing built environment. Some areas in this category are greenfield or undeveloped sites, while others are low-density neighborhoods where infill is appropriate—so long as the existing neighborhood character is preserved.

Some of these areas are located near downtown Lake Odessa and are developed in a grid street layout. Buildings in these areas were typically constructed in the early-to-mid twentieth century and feature a “bungalow” or “craftsman” housing typology. These areas feature favorable environments for infill development while maintaining their character. The primary purpose of this area is to provide opportunities for a diverse and affordable housing stock within the Lake Odessa community.

### Appropriate Land Uses

Appropriate land use in these areas are single-family houses, duplexes, townhouses, small apartment buildings. Infill development should be similar in form, design, and intensity to the existing surroundings.

### Streets and Transportation

Streets in these areas are typically low-speed and low-volume. These street patterns should include high connectivity with accessible sidewalks on both sides of the street and bicycle infrastructure where appropriate.

### Building and Site Design:

Sites should be designed to maintain a human, walkable scale that promotes social interaction and does not negatively affect any existing nearby residential properties. Buildings should be designed with quality materials and be consistent with architectural styles common in the greater Ionia County area. Alternative architectural styles may be appropriate in some areas, provided that the unique design enhances the general character of the area. New construction or major renovations should be consistent with the existing character in terms of setbacks, height, architecture, and function.

### Appropriate Zoning Districts (Rezoning Discouraged Except to Match Existing Development)

- » R-3 Low /Medium Density Residential
- » Medium High Density Multiple Residential
- » Planned Unit Developments meeting the goals of this category

## FLEX DEVELOPMENTS



### General Characteristics

This category is envisioned to allow flexibility as per demand and site suitability. Located as infill sites in the existing fabric of the Village, this category aims at creating suitable land uses as per the general demand of the land.

### Appropriate Land Uses

Typical land use in this area resembles developments such as retail businesses, restaurants, and offices and incorporated residential uses including condos, townhomes, and cottage courts to more intense uses like light industrial or storage facilities as per demand and priority. Buildings must conform to a high standard of design and must be constructed close to the sidewalk to enhance walkability and the area's sense of place. Further, new construction must blend in with the surrounding architecture and fabric of the Village.

### Streets and Transportation

The area is centered around existing uses like single family residential, industrial, utility and commercial areas. Streets are normally low volume but can see high-volume traffic during summer months. Pedestrians, bicycles, and transit must be accommodated and prioritized as this area will connect with the Downtown Core. Sidewalks should be constructed where they do not exist.

### Building and Site Design

Buildings should be built with durable materials and should be architecturally compatible with surrounding neighborhoods. Buildings with a connection to the street, including designs with attractive front facades, entrances, and patios are all highly encouraged. Where practical, buildings should front the street and provide parking to the rear. Where this is not practical, front and side parking lots should be small and designed for maximum pedestrian comfort. Large areas of parking are highly discouraged, but if they must occur, they should be broken up with landscaped islands and trees.

### Appropriate Zoning District

- » MF Medium High Density Multiple Residential
- » LI Light Industrial
- » HC Highway Commercial
- » R-1 Low Density Residential
- » R-3 Low /Medium Density Residential
- » Planned Unit Developments meeting the goals of this category
- » MU Mixed Use (TBD)
- » MH Mobile Home Park



### **General Characteristics**

The Commercial future land use designation provides for a confined area of commercial land uses. This area will offer services for residents of Lake Odessa and passers-by.

### **Appropriate Land Uses**

This area seeks to preclude a strip pattern of development, and development and redevelopment in the Commercial area will be of a compatible scale to neighboring land uses.

### **Streets and Transportation**

Streets should feature elements such as sidewalks, pedestrian scale lighting, and a tree canopy. Existing pedestrian and cyclist trails should be maintained. Additional pathways and associated amenities (e.g., bicycle racks, water fountains, wayfinding signage, lighting) should be constructed as needed. The connection of such pathways to connect the parks is strongly encouraged where feasible. Access control measures to foster safe traffic movement should be adopted wherever necessary.

### **Building and Site Design**

A major objective of this plan is to allow commercial development in the Commercial district while protecting adjacent residential neighborhoods from any obnoxious activity. As such, parking lots, refuse containers, non-residential architecture, noise, and on-site lighting will be screened and buffered from nearby lands. Moreover, uses adjoining Jordan Lake will be less intensive and will continue the marine theme of the area.

### **Appropriate Zoning Districts**

- » HC Highway Commercial

## CORE DOWNTOWN



### General Characteristics

This future land use category is designed to promote high-quality urban design and enhanced live/work/play elements within downtown Lake Odessa. This category is oriented towards granting greater flexibility towards specific uses while increasing building quality and livability in these areas. Due to its location and potential as a placemaking opportunity, this area represents the most intense mixed use future land use category. This area will also implement the objective of the tax increment financing and downtown development plan.

### Appropriate Land Uses

Typical land use in this area resembles traditional, walkable “main street” developments such as small retail businesses, restaurants, civic uses, offices, and incorporate residential uses. Buildings must conform to a high standard of design and must fit the architectural style of the area. They must also be constructed close to the sidewalk to enhance walkability and the area’s sense of place. Businesses such as small retail stores, personal services, small offices (including medical) should populate ground floors of buildings. Residential uses or office uses should be on the upper floors.

### Streets and Transportation

This area is centered around Fourth Avenue and its connections with the First and Second Street intersections. The area features a small-town street grid network surrounding it. Streets should be low-speed and low-volume with ample sidewalk and pedestrian facilities.

### Building and Site Design

Buildings should be built with high-quality materials and should be architecturally compatible with the surrounding architecture of other downtown buildings. Buildings must have a welcoming connection to the sidewalk, including designs with attractive front facades and easily accessible entrances. Architectural variation is highly encouraged to create a character on long and connected facades.

Parking areas may be in the rear yards of buildings, but buildings should front the street and provide parking to the rear. Parking areas should be broken up with landscaped islands and trees, where applicable.

### Appropriate Zoning District

- » CBD-Central Business District
- » Planned Unit Developments Meeting the Goals of this category

## INDUSTRIAL



### General Characteristics

Industrial is intended for office, manufacturing, research and development businesses, creative industries/artisan facilities (in certain circumstances) that are primarily adjacent to other industrial areas, as well as commercial and office-service areas. Developments should be designed and operated to be respectful of their surroundings, with minimal truck traffic, noise, odor, dust, or outdoor storage/operations.

### Appropriate Land Uses

Appropriate uses include office, light manufacturing, artisan production, food and beverage production, creative industries, makerspaces, and research and development uses. Parking areas and loading zones must be properly buffered and landscaped.

### Streets and Transportation

Streets should be designed in a pattern that allows access from abutting areas but does not encourage cut-through traffic by employees and trucks. Within the Industrial district, the streets should be designed to be sufficient for business-traffic. Non-motorized and transit connections are required to ensure employees can access the site by methods other than cars. Sidewalks should be constructed on both sides of the street in places where they do not currently exist.

### Building and Site Design

Buildings should be constructed of high-quality materials which wrap around the entire building and feature attractive signage. Robust landscaping should be installed throughout the site, especially in areas that are adjacent to residential areas.

Industrial buildings should be supported by sufficient but not overly excessive parking areas. Parking areas may be in the front, side, or rear yards for buildings. Large parking areas should be broken with landscaped islands and trees.

### Appropriate Zoning Districts

- » LI Light Industrial

## NEIGHBORHOOD MIXED-USE



### General Characteristics

This future land use category is designed to create an activity center in the Village and serve as a zone of transition, from auto oriented fringe areas to a more pedestrian-oriented downtown like environment outside of the downtown but closer to the surrounding residential fabric. This area promotes enhanced live/work/play elements along major corridors. This category is oriented towards granting greater flexibility in land uses while increasing building quality and livability in these areas. These areas seek to enhance walkability by incorporating residential, commercial, and office uses in close proximity to each other.

This category is designed to be flexible and to adapt to the needs of a wide variety of uses of the Village. The unifying philosophy is to promote vibrancy through an appropriate mix of commercial, institutional, and residential uses, with site design that reflects the circulation needs dictated by the nearby corridor design

### Appropriate Land Uses

Typical land use in these areas are retail stores, personal services, offices, medical clinics, and restaurants. Residential uses may be incorporated into mixed use developments, especially near the downtown and important street intersections. Schools, civic buildings, parks, and churches should also be encouraged. The intensity of development, and the degree to which it is automobile or pedestrian focused, should flex based on the proximity to major corridors, residential areas, and the Village's downtown.

### Streets and Transportation

These areas are typically located along high-volume arterial roadways. These areas often exist near residential and commercial areas and must account for high levels of daily traffic variation, due to the mixture of land uses within the area. Where appropriate, pedestrian, transit, and bicycle upgrades should be made to support the development and enhance the connection to downtown. Sidewalks should be constructed where they currently do not exist.

### Building and Site Design

Buildings should be built with durable materials and should be architecturally compatible with surrounding neighborhoods. Buildings with a connection to the street, including designs with attractive front facades, entrances, and patios are all highly encouraged. Where practical, buildings should front the street and provide parking to the rear. Where this is not practical, front and side parking lots should be small and designed for maximum pedestrian comfort. Large areas of parking are highly discouraged, but if they must occur, they should be broken up with landscaped islands and trees.

### Appropriate Zoning District

- » MF Medium High Density Multiple Residential
- » CBD Central Business District
- » MU Mixed Use (TBD)



### General Characteristics

This designation identifies park land and open space. Areas within this designation can be used for both passive and active recreation. Natural features and developed parklands should be compatible with the surrounding landscape and neighborhood.

### Appropriate Land Uses

All areas should maintain uses which promote the inclusion of the public and provide recreational and gathering opportunities.

### Streets and Transportation

Existing pedestrian and cycling trails should be maintained. Additional pathways and associated amenities (e.g., bicycle racks, water fountains, wayfinding signage, lighting) should be constructed as needed. The connection of such pathways to connect the parks is strongly encouraged where feasible.

### Building and Site Design

There are no specific Building and Site Design recommendations in this Plan for the Recreation/Preservation designation, although high quality architecture is encouraged. Buildings should be well lit and highly visible, but of scale and appearance that is consistent with their surroundings and should provide public amenities. Parks should be maintained and upgraded as needed.



### General Characteristics

This future land use category is composed of waterfront home sites. The sites are low-density residential areas, designed for single-family homes and summer cottages. The homes are on the waterfront of the Jordan Lake.

### Appropriate Land Uses

Typical land uses in these areas are single-family homes and summer cottages. In addition to residential uses, the area is a great location for parks, churches, and open spaces. Property owners in this area should protect the waterfront and reduce the environmental impact on the natural area. Future development in this area should be in conjunction with other uses in the area.

### Streets and Transportation

Streets should follow a connected pattern that respects topography and natural features and therefore may not constitute a true “grid.” Streets should feature elements such as sidewalks, pedestrian scale lighting, and a tree canopy. High-density residential land uses should be concentrated near frequently traveled road corridors in the Village. Sidewalks should be installed on both sides of the street, along with bicycle infrastructure where appropriate.

### Building and Site Design

Sites should be designed to maintain a human, walkable scale that promotes social interaction and reduces unnecessary and unused lawn space for multi-unit dwellings (though preserved natural space is highly recommended).

Buildings should be designed with quality materials and consistent with architectural styles common in the greater Ionia County area. Alternative architectural styles may be appropriate in some areas, provided that the unique design enhances the general character of the area. Sites should include preserved natural spaces and/or appropriate landscaping consistent with the surrounding area. Developments should be scaled accordingly as to appropriately transition with the surrounding land uses. In general, developments should not obstruct the view or character of adjacent properties.

### Appropriate Zoning Districts

- » R-2 Lake Residential

# Village Growth and Enhancement

The purpose of this section of the master plan is to envision a vibrant and prosperous future for the Village of Lake Odessa, through targeted investment, innovation zoning regulation and high-quality design.

## JORDAN LAKE STREET FROM 4<sup>TH</sup> AVENUE TO FRENCH FRY LANE



Jordan Lake Street is a major thoroughfare for the Village and a vital link to access the Municipal Beach area and the downtown for visitors as well as residents of the Village. It also acts as a gateway to the Village from both the east and the west ends before it returns to its state highway character. This stretch which connects the public park, downtown and the beach lacks sidewalk accessibility in certain stretches (as shown in the non-motorized transportation map.)

### Key Recommendation:

- » Develop a plan to implement sidewalks on both sides of the corridor to enhance walkability from downtown to the beach. In the long term, this will also connect to future development sites like the French Fry Lane Development.
- » Improve pedestrian crosswalks through marked crosswalks and enhanced crossing signage in accordance with the latest MUTCD guidelines along this stretch. These enhancements will encourage greater driver awareness and caution at intersections and throughout the corridor in the Village

## MUNICIPAL BEACH AREA RE-VISIONING



The Village's Municipal Beach area, as depicted in the concept plan currently is one of the most iconic spots for the Village residents and visitors. Throughout the Master plan process, a consensus was found on open discussions about re-envisioning the beach side area to enhance the character and make it more welcoming.

At present, the main entrance to the Municipal Beach leads into a large, open parking lot, which includes minimal landscaping and covered parking structures used by the Village's Public Works Department. The area also features *Buddy's on the Beach*, a lakefront restaurant that operates year-round and serves as a local food destination.

The proposed vision for the area includes a more structured parking layout, a landscaped gateway, and improved non-motorized access from surrounding neighborhoods and nearby development sites. Additional green space is also proposed to create a more welcoming and recreational environment along the lakefront.

## Municipal Beach Area Concept



- 1 Landscape Enhancements for Improved Visibility:** Introduce decorative mounds with integrated signage to enhance visibility and create a visually appealing landmark.
- 2 Lake View Drive Extension and Connectivity:** Extend Lake View Drive along the beachfront, eventually reconnecting with Jordan Lake Street. Use alternative paving materials to encourage low-speed vehicular movement and improve pedestrian walkability.
- 3 Waterfront Transformation into a Park-like Setting:** Convert the existing paved area into a lawned waterfront space that serves as an extension of the sandy beach. This area can feature semi-permanent outdoor seating or remain as open green space for flexible use.
- 4 Reconfigured Parking for a Pedestrian-Friendly Lakefront:** Utilize existing curb cuts on 2nd Avenue and Jordan Lake Street to relocate parking to the rear and west side of the lakefront restaurant. This change will make the east side of the restaurant predominantly car-free, enhancing the pedestrian experience.

## FRENCH FRY LANE DEVELOPMENT



French Fry Lane extends north from Jordan Lake Street toward the railroad corridor, then turns west to connect Jordan Lake Street with Jordan Lake Avenue. The roadway currently provides access to key destinations, including McDonald's, Marco's Pizza, and the Village's wastewater treatment facilities. A Village-owned parcel located directly east of the McDonald's remains vacant and presents a unique opportunity for infill development.

Based on community feedback collected through public input surveys and engagement activities, this site is well-suited for a mix of housing typologies that can address local housing needs. The location is strategically positioned with direct access to two major streets (Jordan Lake Street and Jordan Lake Avenue), and it lies in close proximity to the Municipal Beach while remaining at a modest distance from the downtown core.

By improving the roadway surface and incorporating sidewalks, French Fry Lane could serve as an enhanced connector that accommodates both new residential development and continued access to nearby businesses. These improvements would support multimodal access, promote walkability, and unlock the redevelopment potential of the surrounding area.

### French Fry Lane Concept with Cottage



- 1 **Shared Parking:** Shared parking with separate entrance and exit curb cuts on Jordan Lake St with improved sidewalk connectivity.
- 2 **Common Green Space:** A common aspect of the Cottage court is that the units face a common green space on top of the small individual front and back yards.
- 3 **Multiple Unit Sizes:** The concept presented above demonstrates multiple sizes of cottage court units: a 1,600 sq. ft. unit and a 2,000 sq. ft. unit. These expand the housing choices even more. The bigger units have a slightly bigger front and back yards compared to the smaller units.

## French Fry Lane Concept with Townhouses



- 1 Commercial Front:** A lot front with commercial-use with pedestrian friendly amenities will not only add some more vibrancy to the surrounding areas but also act as a gateway into the community from the east side of M-50.
- 2 Common Green Space:** The common green space to the townhouses located behind the commercial front will act as a spatial buffer between the townhouses and the commercial front.
- 3 Townhouses:** The concept presented accounts for classic townhouse concept with small front yards and bigger rear yards with detached parking.

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# 04. Implementing Viable Change

A Master Plan is at its strongest and most actionable when specific implementation tasks and strategies are included, described in detail, programmed into a timeframe, and clearly marked by which organization will be responsible for leading or supporting each item. Thus, below is an Action Plan that should be implemented by the Village. Further, the next section of this chapter includes potential resources for the Village and its partners to utilize in implementing the Action Plan.



# Goals and Objectives

The following statements outline a preferred future for Lake Odessa and its residents. The overall time horizon for these statements is about twenty-five years. However, some of the goals may be reached in less time and others may prove to be more elusive. Nevertheless, these goals establish a framework for the future in Lake Odessa that is preferable to a continuation of current land use, economic and environmental trends.

## A. ECONOMIC DEVELOPMENT

**A.1** *The vitality of Lake Odessa will be secured through the expansion of existing businesses and the addition of new businesses. Lake Odessa will host a diverse range of commercial and public destinations for arts, entertainment, recreation and services that foster a prosperous community image and build an attractive identity for the Village.*

### OBJECTIVES:

- A.1.a Continue to work with the local business community, the Downtown Development Authority and the area Chamber of Commerce to actively promote the “brand” of Lake Odessa appropriately representing the Village’s unique identity
- A.1.b Complete a market study which defines spending patterns and resident and tourist service needs; identifies various types of commercial uses needed in the Village to provide a full palette of retail opportunities; and recommends strategies to attract users in underserved market segments. Implement recommendations and strategies as appropriate.
- A.1.c Work with the local business community, the Downtown Development Authority, and the Chamber of Commerce to provide the services needed for Lake Odessa residents to foster local ownership and entrepreneurship.
- A.1.d Determine an appropriate method to identify industries and businesses served by rail.
- A.1.e Continually identify and develop strategies for redevelopment at key sites throughout the Village as described in this plan.
- A.1.f Recommend improvements outlined in Lake Odessa’s DDA and TIF Plan.

**A.2** *Profitable community- and environmentally friendly development will be in proximity to appropriate infrastructure and services.*

### OBJECTIVES:

- A.2.a Identify potential sites for industrial and commercial development and explore alternative means of financing to encourage such development within the Village as described in this plan.
- A.2.b Identify and prioritize areas for redevelopment and strengthen programs and/or adjust policies to make the areas productive.
- A.2.c As described in the zoning plan, review and modify zoning regulations in response to economic conditions to ensure the natural beauty of the Village and to balance the public interest with private interests.
- A.2.d Work with regional partners such as the Ionia County Economic Alliance (ICEA), The Right Place, and the West Michigan Regional Planning Commission in bringing new businesses to Lake Odessa as opportunities become available.

## **B. RECREATION**

**B.1** *Jordan Lake will be clean and healthy, supporting a balance of native and natural plant and wildlife communities and a sustainable level of human activity.*

### **OBJECTIVES:**

- B.1.a Working in conjunction with Odessa Township, Woodland Township and the Jordan Lake Improvement Board, define the environmental carrying capacity of Jordan Lake and employ the resulting analysis to guide land use decisions in the Village and Township.
- B.1.b Continue the current efforts on lake improvements through the programs set forth by the Jordan Lake Improvement board.
- B.1.c Expand and strengthen storm water management standards to reduce the quantity and velocity of runoff and increase the quality of the runoff.

**B.2** *The residents of Lake Odessa will enjoy enhanced parks and recreation facilities and activities.*

### **OBJECTIVES:**

- B.2.a Implement a plan to augment Lake Odessa Municipal Beach, Village Park, and other pertinent areas as per the community feedback generated as a part of this plan.
- B.2.b Collaborate with the owners and appropriate partner entities to support physical improvements to the Fairgrounds, explore opportunities to strengthen tourism in the area, and evaluate potential alternative or complementary uses that align with community goals.
- B.2.c Continue to maintain an up-to-date Parks and Recreation Plan to plan for recreation improvements and maintain eligibility for grant assistance from the DNR.
- B.2.d Develop a site plan to improve efficiency, walkability and design aesthetic of the lake side sub area as mentioned under the future land use map.

## **C. TRANSPORTATION**

**C.1** *A safe, pedestrian-friendly, aesthetically attractive and well-maintained system of roadways and walkways will serve Lake Odessa and provide efficient links within the Village and between the Village and the larger Michigan region.*

### **OBJECTIVES:**

- C.1.a Establish and maintain effective ties of communication and coordination between the Village and the Michigan Department of Transportation.
- C.1.b Collaborate with the Michigan Department of Transportation to develop safe and effective pedestrian crossings at key points along M-50.
- C.1.c Complete an analysis of the impacts and practicality of existing parking along public streets. Implement a plan to reduce, retain or expand the car park based on results.
- C.1.d Coordinate with Odessa Township to encourage future development at the Village's periphery to incorporate pedestrian connections and street interconnectivity, supporting cohesive growth patterns as the Township considers future land use planning and regulation.
- C.1.e Establish a Joint Planning Commission with Odessa Township and extend local zoning into parts of Odessa Township to create a utility service boundary.

## D. COOPERATION AND COMPREHENSIVE PLANNING

*D.1 Planning and land use decisions will be guided by principles of fairness, transparency, and equity, in alignment with the Village's development policies and long-term vision.*

### OBJECTIVES:

- D.1.a Strengthen communication with Odessa Township to improve cooperation and coordination on key local and regional issues.
- D.1.b Coordinate workshops among local officials to achieve additional understanding on concerns of the Village and Township, to support coordination efforts, and to develop consensus on regional planning issues.
- D.1.c Explore the possibility of annexation, 425 Agreements or other forms of recognized regional cooperative planning structures with Odessa Township and employ agreeable measures.

## E. PEOPLE, HOUSING AND COMMUNITY

*E.1 The Village will have a unique identity, including attractive, tree lined neighborhoods and a welcoming, small-town personality. New residential development will be appropriate in form and scale to existing neighborhoods, with walkable linkages to shopping, recreation and other areas.*

### OBJECTIVES:

- E.1.a Develop and implement a program and/or stipulations to ensure the preservation of existing trees along new and existing residential streets and throughout neighborhoods.
- E.1.b Develop and implement zoning regulations to ensure context-sensitive non-residential development adjacent to neighborhoods. Conduct an analysis to find areas in the Village for various housing types which are currently not existing in the Village.
- E.1.c Work with the local historical society to develop an inventory of local historic buildings and sites and amend ordinances as appropriate and seek other feasible methods to protect and enhance them.

*E.2 Lake Odessa will be home to a distinctive collection of high-quality housing opportunities intended to serve the needs of all segments of the population.*

### OBJECTIVES:

- E.2.a Complete an analysis of potential locations for in-fill housing for all ages. Adjust the Zoning Ordinance to provide such housing to promote a range of housing styles, in terms of architecture, accessibility and affordability.

*E.3 The residents of Lake Odessa will have a basic comprehension of land use and planning issues and will become increasingly more involved in the local decision-making process.*

### OBJECTIVES:

- E.3.a Complete an analysis of methods to foster improved citizen participation and implement the best and most effective identified techniques.
- E.3.b Expand printed and electronic information exchange to disseminate consistent and useful information on Village planning issues. All planning documents will be posted on the Village website.
- E.3.c Strengthen the role of the Village Planning Commission in sponsoring educational workshops for residents and property owners regarding land use, planning, and related citizen concerns.
- E.3.d The Planning Commission should annually report the progress on implementation of this Plan to the Lake Odessa Village Council.

# Zoning Plan

Following the adoption of this plan, the Village of Lake Odessa is committed to enhancing and updating the Village’s Zoning Ordinance. One of the key purposes of the Zoning Ordinance updates and reviews are to ensure that the Village’s regulations and requirements align with best practices in planning, ensure the Zoning Ordinance is compliant with State laws, and to overall enhance the quality of life for residents and business owners.

The following Table shows the relationship between the Village of Lake Odessa’s Zoning Districts and Future Land Use categories as described in this Plan. Rezoning requests should be reviewed against this Table to determine whether the requested district is supported by this Plan.

Future Land Use Category	Appropriate Zoning Districts
<b>Residential – Preserve Neighborhood</b>	Rezoning are discouraged, except to match existing development pattern.
<b>Residential – New Neighborhoods</b>	R-3 Low /Medium Density Residential MF Medium High Density Multiple Residential Planned unit developments meeting the goals of this category
<b>Flex Developments</b>	MF Medium High Density Multiple Residential LI Light Industrial HC Highway Commercial R-1 Low Density Residential R-3 Low /Medium Density Residential Planned Unit Developments Meeting the Goals of this Category MU Mixed Use (TBD) (Create new zoning district)
<b>Commercial</b>	HC Highway Commercial
<b>Core Downtown</b>	CBD Central Business District Planned Unit Developments Meeting the Goals of this Category
<b>Industrial</b>	M-1 Industrial PUD Planned Unit Development (If consistent with the vision for this category)
<b>Neighborhood Mixed-use</b>	MF Medium High Density Multiple Residential CBD Central Business District MU Mixed Use (TBD) (Create new zoning district)
<b>Recreation/Preservation</b>	CON Conservation
<b>Residential – Lake Front</b>	R-2 Low Density Lakeside Residential

## RECOMMENDED ZONING AMENDMENTS

The following key amendments should be part of the anticipated Zoning Ordinance update following the adoption of this plan:

### Housing and Neighborhoods

- » Establish regulations for street networks in newly built neighborhoods.
- » Determine at least three of the following housing types to establish as uses by right in the R-3 District and determine if any of the following housing types should be allowed in R-1.
  - Accessory Dwelling Units (if this option is chosen, establish simple and clear regulations for them)
  - Townhouses/Rowhouses
  - Triplexes
  - Quadplexes
  - 6-plexes
  - Commercial
  - Stacked Flats
  - First Floor Residential in Commercial Areas
  - Residential Above Commercial
  - Micro Units
  - Cottage Housing/Bungalow Courts
  - Tiny House

### Downtown and Mixed Use

- » Consider a new Mixed Use Zoning District to implement the Neighborhood Mixed-use Future Land Use vision.
- » Ensure that at least two of the following are required in districts intended to regulate the build-out of the downtown area:
  - Build-to lines
  - Open store fronts
  - Outdoor dining
  - Minimum ground floor transparency
  - Front-facing doorways
  - Parking is located at the rear of the building
  - Walk-up windows
  - Public art program
  - Temporary or permanent parklets

### Parking

- » Clarify shared parking regulations. Consider requiring adjacent parking lots to be connected to each other.
- » Consider requiring bicycle parking in certain circumstances and districts.

### General

- » Ensure that all land uses are clearly defined.
- » Establish regulations for wind and solar energy, specifically encouraging on-site/rooftop installations.
- » Evaluate processes and criteria for consistency with best practices.
- » Give the Planning Commission final approval authority over all Site Plans, even those for Special Uses, PUDs, and Site Condominiums.
- » Determine appropriate bonuses and incentives for economic development, based on MEDC guidance.
- » Ensure that the sign ordinance complies with the US Supreme Court decision in *Reed v. Gilbert*.

# Sustainability and Resiliency

In recent years, there has been a renewed emphasis on the concept of sustainability—that is, the ability of communities to maintain themselves economically, environmentally, and socially over time. The following pages include ways in which the Village of Lake Odessa and its citizens intend to work to protect the environmental and historical resources of the community.

## CONSTRUCTION TECHNIQUES

Green building techniques can ensure that new and renovated buildings in Lake Odessa are environmentally sustainable. Examples include the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) program, the International WELL Building Institute, Green Globes, the Building Research Establishment Assessment Method, and others. Each program certifies new construction and renovations as environmentally sustainable. The organization uses checklists of building techniques to grade construction projects and assign “Silver,” “Gold,” or “Platinum” designations to them.

Lake Odessa can be in a good position to attract developments looking to attain LEED status by promoting sustainable design elements such as bike racks, sidewalks, reduced parking, and more for residential, industrial, and commercial building uses.

The table below lists a variety of construction materials, designs, and techniques that can reduce a community’s environmental impact and improve its sustainability for the future. Some are expensive and technical, while others are simple, easy, and cost very little to implement. Picking just a few of the most feasible for a project can go a long way in reducing the project’s environmental impact. Further, some techniques can be implemented inexpensively by homeowners if they are given the tools to execute them.

<b>Site Design</b>	<ul style="list-style-type: none"> <li>Minimize Disturbed Area</li> <li>Maximize Permeable Surface</li> <li>Stormwater Management</li> <li>Density of Development</li> </ul>	
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Plant Trees</li> <li>Maximize Permeable Surface</li> <li>Green Roof</li> </ul>	
<b>Water</b>	<ul style="list-style-type: none"> <li>Rainwater Harvesting</li> <li>Stormwater Management</li> <li>“Graywater” Re-Use</li> <li>High-Efficiency Fixtures</li> </ul>	
<b>Energy/HVAC</b>	<ul style="list-style-type: none"> <li>Energy-Efficient Appliances</li> <li>Efficient Hot Water Distribution</li> <li>Pipe Insulation</li> <li>Combustion Venting</li> <li>Moisture Control</li> </ul>	<ul style="list-style-type: none"> <li>Room-by-Room Controls</li> <li>Enhanced Insulation</li> <li>South-Facing Windows</li> <li>Solar Panels</li> <li>Geothermal Energy</li> </ul>
<b>Building Materials</b>	<ul style="list-style-type: none"> <li>Recycled Materials</li> <li>Efficient Construction Management (reduce over-ordering)</li> <li>Environmentally safe Materials</li> <li>On-Site Waste Reduction</li> </ul>	

## ENERGY CONSUMPTION

With energy costs rising, one of the most important contributors to community sustainability is conservation. There are many ways to do so ranging from expensive and complex technology to simple, everyday solutions.

## HOME ENERGY CONSERVATION

The simplest and easiest way to save energy at home is simply to use the heat and air conditioning less. This is easier said than done for many families, especially in Michigan winters. However, simple home remedies such as putting fans in the windows on hot days and dressing in layers on cold days can help reduce energy bills. Many families already practice these techniques as part of their everyday life.

Construction techniques can also help. Quality materials, such as insulation and windows, are obviously important, but design elements can also be important, such as large windows, especially facing south, to allow sunlight to heat (and light) the home. Finished basements are also a useful feature, because they tend to stay cool on hot summer days.

There are also more technical and complex solutions. These are not feasible for many families, but they should not be discouraged and indeed can be encouraged through zoning and other measures. Green roofs not only manage storm water, but they also serve to cool the home in the summer. Solar panels can dramatically reduce a family's electricity bill and can even, in some cases, be a source of income.

Geothermal heating and cooling systems can be especially effective in small towns and rural communities because large lots mean piping can be laid horizontally through the ground, which reduces the cost when compared to the vertical systems necessary in more dense areas. Furthermore, systems have been developed that allow river or stream water to be used as a natural cooling agent.

## TRANSPORTATION

Most people use a large amount of energy in getting from place to place, and with fuel prices rising, this is increasingly becoming a budgetary strain on families, especially in communities where residents drive a long way to reach jobs, shopping, or school. For that reason, it is important for communities to be walkable and bikeable. The creation of additional non-motorized transportation options, as described elsewhere in this Plan, will allow residents of Lake Odessa to save on gas.

Another way that transportation resources can be saved is through improved communications technology. With better internet and wireless services, residents can use technology to commute, shop, and communicate, and will not have to drive as often.

## EDUCATION AND IMPLEMENTATION

Many ways to improve community sustainability are simple but not widely implemented because people are unaware or do not understand their benefits. Thus, education about sustainability is important. A marketing campaign explaining the impact of various practices, not only on the environment, but also on the family budget, could be effective. Setting up a community garden, with or without composting, often results in other people starting their own backyard garden.

Federal tax incentives are available for energy efficiency upgrades by homeowners and landlords. Other communities have found success with these programs. Many homeowners would like to improve the efficiency of their properties but are unable to afford the upfront costs. This is especially true of seasonal residents, who worry about the cost of heating a home that they do not live in in the winter. Grant programs can offset those costs.

# Action Plan



The Village of Lake Odessa’s Master Plan and its goals, objectives, and strategies recommend a future vision for the community. This vision is to build upon the Village’s existing assets and make the most of opportunities that can attract new development and residents to the community while protecting the Village’s natural beauty and resources. To put it simply, the plan for Lake Odessa is to create an economically, socially, and environmentally sustainable community where people want to live, work, visit and play.

The goals and objectives of this plan should be reviewed often and be considered in decision making by the Village. Successful implementation of this plan will be the result of actions taken by elected and appointed officials, Village staff, the Downtown Development Authority, the Planning Commission, public agencies, and private citizens and organizations.

The tables on the following pages present a detailed summary of all the recommended implementation activities, who is responsible for completing the activity, and available funding resources for each activity.

## KEY

Priority		Timeframe		Responsibility (Color)	
A	Most Important	1	W/in one year		Project Lead
B	Very Important	2	1-3 years		Key Participant
C	Important	3	3+ years		Contributor

## RESPONSIBILITY (ABBREVIATION)

<b>IC</b>	Ionia County
<b>DDA</b>	Downtown Development Authority
<b>BO</b>	Business Owners
<b>MDOT</b>	Michigan Department of Transportation
<b>SM</b>	State of Michigan
<b>LPS</b>	Lakewood Public Schools
<b>HO</b>	Homeowners
<b>CM</b>	Community Members
<b>PC</b>	Planning Commission
<b>VC</b>	Village Council
<b>VS</b>	Village Staff

## FUNDING

<b>Public</b>	Includes public funds from the Village operating budget, County, and State funding. May also include local government bonds and grants.
<b>Private</b>	Includes funds from private sources such as grant monies, corporate funding, or property owners
<b>DDA/TIF</b>	Tax increment financing is provided by an authorized body. Please refer to the summary of economic development tools.

## ACTION PLAN

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			VILLAGE	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Update the Zoning Ordinance and Zoning Map as described in the Zoning Plan.	A	1	VC PC VS			•		
Bring the Village’s entitlement processes into compliance with MEDC Redevelopment Ready Best Practices.	A	2	VC VS			•		
Update the Village website consistent with MEDC Redevelopment Ready Best Practices.	A	2	VC VS			•		
Draft and adopt downtown design guidelines and architectural standards	A	3	PC VS DDA VC			•		•
Draft and adopt access management standards.	B	2	VC			•		
Draft and adopt a new “office/residential” zoning district.	B	2	VC DDA			•		•
Draft and adopt a new “Mixed Use” zoning district.	A	2				•		
Cooperation and partnerships with Odessa Township	B	2	VC DDA		BO	•	•	•
Develop a marketing package where development and redevelopment are desired in the Village	B	2	VC DDA		BO	•	•	•
Review and update this plan every five years.	C	3	VC PC VS			•		

## CIVIC AND TRANSPORTATION IMPROVEMENTS

Project	Priority	Timeframe	RESPONSIBILITY			FUNDING		
			Village	Other Govt	Private	Public	Private	TIF/DDA
Improve pedestrian mobility improvements along Jordan Lake Street, Fourth Avenue and Second Avenue as described in this plan.	B	2	VC CS DDA			•		•
Update the Parks and Recreation Plan every five years and pursue MDNR Grant funding for recreation improvements.	B	2	VC VS			•		
Develop a plan for the Jordan Lake lakefront improvements described in this plan.	B	3	VC VS			•		
Construct sidewalks and implement pedestrian safety measures along Jordan Lake Avenue for a safe connection to the lakefront.	B	3	VC VS		BO HO	•	•	



124 E. Fulton Street, Suite 6B  
Grand Rapids, MI 48167  
(248) 596-0920  
**mcka.com**

John Jackson, AICP	President
Christopher Khorey, AICP	Community Manager
Aayush Patel	Project Manager/ Urban Design
Paige Brouder	GIS Mapping
Ethan Senti	Assistant Planner

Suggested changes to 1-22-26 Master Plan draft

Page #	Comment
Acknowledgements	Add Susan Mesack to list of P.C. members
2	<p>First paragraph:</p> <ul style="list-style-type: none"> <li>• Combine first two sentences.</li> <li>• Fourth line down, change "through" to "via," capitalize "interstate," change "highways" to "highway"</li> <li>• Change "Lansing and Grand Rapids serve as the major urban population hubs for the Village to access" to "Lansing and Grand Rapids are the nearest major urban population hubs for the Village,"</li> </ul> <p>Second paragraph, first line: "Lake Odessa" should be enclosed in quote marks.</p>
5 (Lake Odessa Today)	Third paragraph, first line: remove comma after "2010"
6	<p>Second paragraph, third line:</p> <ul style="list-style-type: none"> <li>• Insert comma after "population of 2,129"</li> <li>• Change "This small spike" to "These small spikes"</li> </ul> <p>Second paragraph, fourth line:</p> <ul style="list-style-type: none"> <li>• Change "which also consistent" to "which is also consistent"</li> </ul>
8	<p>First paragraph, change "Lake Odessa has a slightly higher population with some or the other disability type" to "Lake Odessa has a slightly higher population with some of the other disability types"</p> <p>Third paragraph, first line: the word "Housing" should be lowercase.</p> <p>First bullet point "Based on the 2020 American Community Survey:" Remove bullet point and make this sentence a heading for the bullet points that follow.</p> <p>Insert a period at the end of the next two bullet points.</p> <p>Fifth bullet point, first line: Remove word "and" after the word "over" and insert a comma.</p> <p>Seventh bullet point, first line: the word "Population" should be lowercase.</p> <p>Last paragraph: Change the comma after the word "units" to a semicolon.</p>
9	<p>Insert paragraph return after first paragraph.</p> <p>Last paragraph, third line: Change "ACS-5year" to "ACS 5-Year"</p>
11	Third paragraph, second line: Change "This" to "These".
12	<p>Sixth paragraph:</p> <ul style="list-style-type: none"> <li>• Second line: Change "Village of Lake Odessa Park" to "Village Park".</li> <li>• Second &amp; third lines: Change "lake front" to "lakefront".</li> <li>• Third line: After "Municipal Beach," insert "and"</li> </ul> <p>Seventh paragraph: Change "The Village of Lake Odessa also includes numerous public institutions like- The Village Hall, Police department, Fire department,</p>

	Lake Odessa Community Library, US Postal Services, facilities of the Public Works Department, school districts ..." to "The Village of Lake Odessa also includes numerous public facilities such as the Page Memorial Building (Village offices), public works buildings, police department, fire department, Lake Odessa Community Library, U.S. Postal Service, Lakewood Public Schools, ..."
13 (Existing Land Use Map)	Site of condos and part of NE corner of Village are not vacant
14	Line two: change "the Tupper Lake" to "Tupper Lake". Comment: Unsure if Tupper Creek should be described as a navigable waterway.
19	Fourth paragraph, fourth line: Remove "the" prior to "Tupper Lake Street".
21	Second paragraph, third line: "Ordinances" should be lowercase.
23	Second paragraph: Remove "Lakewood Recreational Authority" and add "the Village's Zoning Board of Appeals".
24-25	What are Village's current practices in relation to wellhead protection?
26	<p>First paragraph:</p> <ul style="list-style-type: none"> <li>• Change "Lake Odessa Fire Department" to "Odessa Township Fire Department."</li> <li>• Change "volunteer fire persons" to "paid-on-call fire personnel."</li> <li>•</li> </ul> <p>Second paragraph:</p> <ul style="list-style-type: none"> <li>• Change "... Lansing and Grand Rapids and Ionia" to "... Lansing, Grand Rapids, Ionia and Hastings."</li> <li>• Sixth line: Change "... Health Pennock Hospital located in Hastings" to "... Health Pennock Hospital Family Medicine located on the west outskirts of Lake Odessa."</li> </ul> <p>Under "Cultural and Civic Activities," add a description of the Lake Odessa Fair and the annual Fair Parade, and community events organized by the Lakewood Area Chamber of Commerce (Easter Egg Hunt, Christmas 'Round the Town, the Christmas in the Village parade).</p>
27	<p>First paragraph:</p> <ul style="list-style-type: none"> <li>• Second line: "High school and Middle school" should be lowercase.</li> <li>• Third line: Change "Lakewood Elementary schools are in..." to "The Lakewood Elementary School is located within the .."</li> <li>•</li> </ul> <p>Second paragraph, fifth line: Change "covered pavilions" to "a covered pavilion".</p>
30	<p>First paragraph, first line: Change "community wide" to "community-wide".</p> <p>Third paragraph: Change "single family" to "single-family".</p>
31	<p>First paragraph:</p> <ul style="list-style-type: none"> <li>• Third line: Remove comma after "goals".</li> <li>• Seventh line: Change "Planning Commission" to "Village Council".</li> </ul> <p>Third paragraph:</p> <ul style="list-style-type: none"> <li>• Fourth line: Change "out of towners" to "out-of-towners".</li> <li>• Sixth, seventh lines: Change " a 200-year-old growth" to "200-year-old tree species."</li> </ul>

	Fifth paragraph, fourth line: Change "medium" to "medium- ".
32	First paragraph, fourth line: Change "Medium" to "Medium- ". First full paragraph under "Threats", fourth line: Change "Village land" to "Village".
47	First paragraph, third line: Delete "Village's".