

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

PROPOSED AGENDA

**MONDAY, JULY 27, 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 is asked to state his/her name and address for the record. Remarks should be addressed to the chair in a courteous tone. No person shall have the right to speak more than once.
4. Minutes: To approve the meeting minutes from the following Planning Commission meetings:
 - a. Minutes from the regular Planning Commission meeting of March 23, 2026
5. Action and Discussion items:
 - a. Fair Board – Special Use Permit Request
 - b. Jerry's Tire, Tony Grace – Rezoning Request
 - c. Master Plan Presentation – McKenna Group, Chris Khorey, AICP, Vice-President and Aayush Patel, Associate Planner, AICP-Candidate
6. Board Member Comments
7. Adjournment

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**REGULAR MEETING
MONDAY, MARCH 23, 2026 - 7:00 P.M.**
Page Memorial Building
Lake Odessa, Michigan

The meeting was called to order at 7:00 pm by Vice-Chairperson Ken Misiewicz.

ROLL CALL

Commissioners present: Ken Misiewicz, Beth Barrone, Karen Banks, Susan Mesack, Mark Borden

Commissioners absent: Meg Howell, Ben DeJong

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 5-0.

PUBLIC COMMENT

None

MINUTES

Motion by Mesack, supported by Barrone, to approve minutes from the regular Planning Commission meeting of January 26, 2026. All ayes; motion carried 5-0.

ACTION AND DISCUSSION ITEMS

- a. Reviewed the Master Plan for grammatical and logistical errors. Karen Banks and Susan Mesack presented lists of revisions that were needed. The Master Plan needs to be presented to the Village Council. Once the plan is approved the first step should be to establish priorities. Talked about cooperation with Odessa Township.

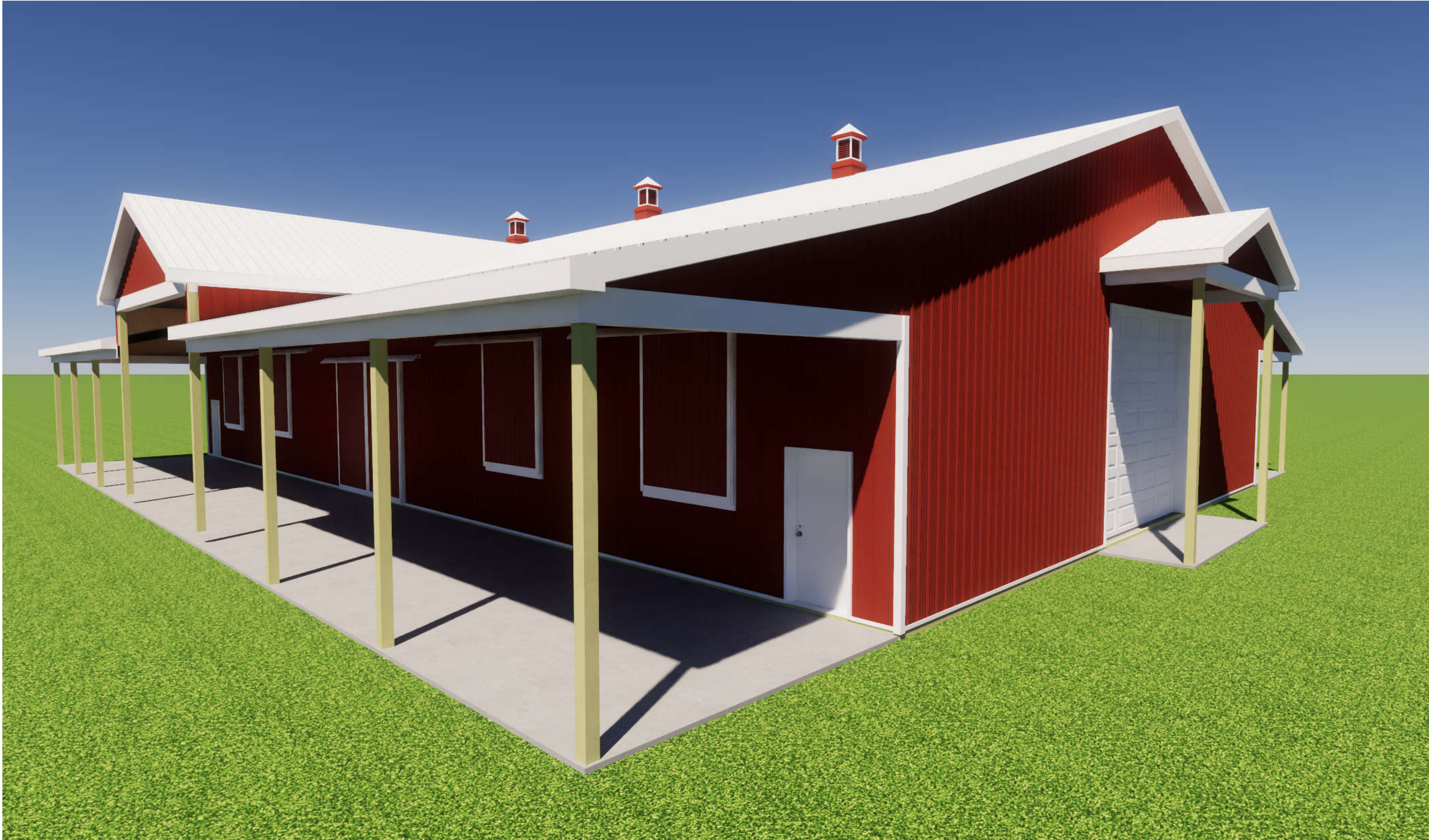
Motion by Banks, supported by Barrone, to authorize Village staff to send proposed changes to McKenna and then send the revised product to Village Council for review and to start the public hearing process. All ayes; motion carried 5-0.

ADJOURNMENT

Motion by Banks, supported by Barrone, to adjourn the meeting. All ayes; motion carried 5-0.
Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Kathy Forman
Village Clerk / Treasurer



V01 PERSPECTIVE VIEW 01
SCALE: -0'

Codes Summary

Site Address:	### Street Lake Odessa, MI 48849
Local Jurisdiction:	Caledonia Township, Michigan
Applicable Building Code:	Michigan Building Code 2021 (MBC) Accessibility Code ANSI/ICC 117.1-2017
Use Group Occupancies:	Agricultural (Animal Show Barn) (Utility and Misc. per MBC 312.1)
Construction Type:	Type V-B
Automatic Sprinkler System:	Non-Sprinklered Building
Tenant Floor Area:	Retail Floor + Exterior Open Porches : 4,304 Sq. Ft.
Actual Area:	Total 6,000 Sq. Ft. (9,090 Sq. Ft. w/ Open Porches)
Allowable Floor Area:	Total 9,625 Sq. Ft.
Proposed Building Height:	Total Height : 21' - 4 3/4" Approx. Roof Midpoint : 17' - 10 1/8"
Fire Rated Separation:	Non separated occupancies per MBC 508.4.
Draftstopping:	N/A : No Concealed Attic Space More Than 3,000 Sq. Ft.
Fire Extinguishers:	Must be located within 75' of every location within the building. Rated 3A:40BC per NFPA 10 and IFC 906.
Fire Alarm System:	One manual pull station required per MBC 907.2.2
Maximum Common Path of Egress:	U : 75'-0" w/o prinkler system per MBC Table 1006.2.1
Maximum Exit Access Travel Distance:	U: 300'-0" w/ sprinkler system per MBC Table 1017.2 400'-0" w/o sprinkler system per MBC Table 1017.2
Raised Character and Braille Exit Signs:	Provided at each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge per MBC 1013.1
Occupant Load:	1 Occupant per every 300 Sq. Ft. = 30.3 (131 Occupants)

Codes Implemented

Building:
2021 Michigan Building Code
Fire/Life Safety Code:
2021 International Fire Code
Accessibility:
ICC/ANSI 117.1-2017
Energy Code:
N/A : Agricultural Barn / Cold-Storage
Plumbing:
2021 Michigan Plumbing Code
Mechanical:
2021 Michigan Mechanical Code
Electrical:
2021 Michigan Electrical Code

- ENGINEERING DATA -

ACCORDING TO THE MICHIGAN SOIL ASSOCIATION MAP, LAND IS PREDOMINATELY LOAMY SOILS	
ALLOWABLE SOIL BEARING PRESSURE	1,500 PSF (ASSUMED)
LIVE LOADS	
WIND	90 MPH EXP. 'C'
GROUND SNOW AS PER IBC CODE PG	50 PSF

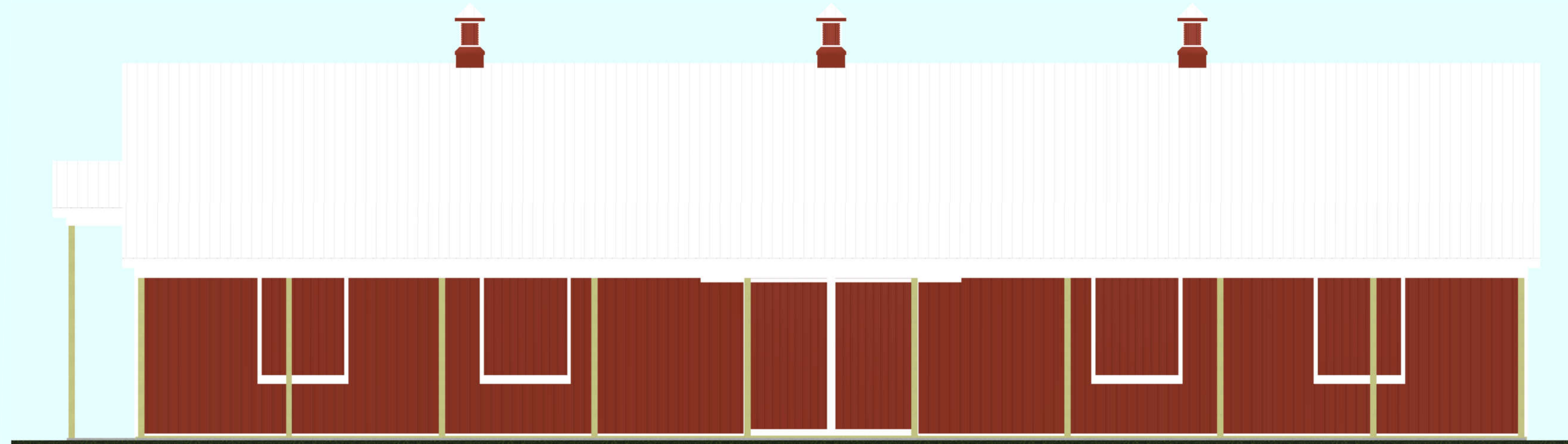
VIEW TYPE KEY		LAKE ODESSA FAIR ASSOCIATION PROJECT	
ID	TITLE	LABEL	TITLE
A-#	PAGE NUMBER	A-1	3D VIEW / COVER SHEET
P##	PLAN VIEW	A-2	ELEVATIONS
V##	3D PERSPECTIVE VIEW	A-3	POST LAYOUT AND FLOOR PLAN
E##	ELEVATION VIEW	A-4	TYP. CROSS SECTION
S##	SECTION VIEW	A-5	TYP. CROSS SECTION & DETAILS
D##	DETAIL DRAWING	A-6	SITE PLAN
L##	LAYOUT DRAWING		
H##	SCHEDULE		

SHEET NO: A-1	DATE: 7/17/2026	DRAWN BY: LANCE VOORHEIS	PROPOSED PROJECT FOR:	
			LAKE ODESSA FAIR ASSOCIATION	
			ATTN : BILL KING P.O. BOX 669 LAKE ODESSA, MICHIGAN 48849 PHONE : (616) 291-0245 E-MAIL : bking@aisequip.com	

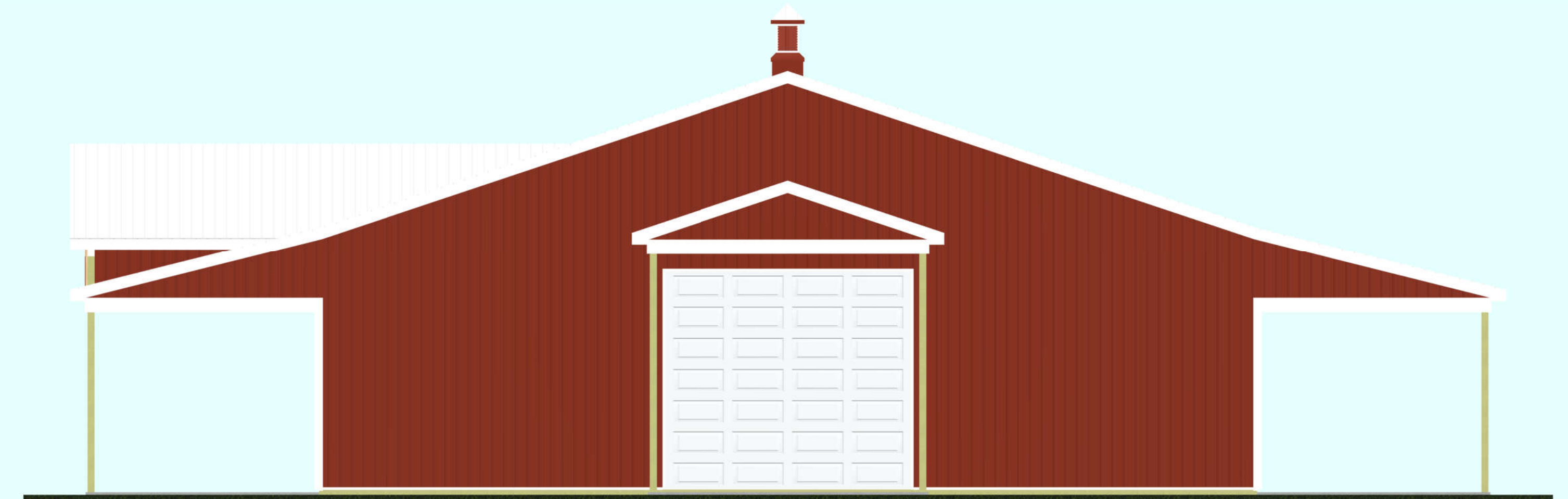
3D VIEW / COVER SHEET

42 PARALLEL CONSTRUCTION

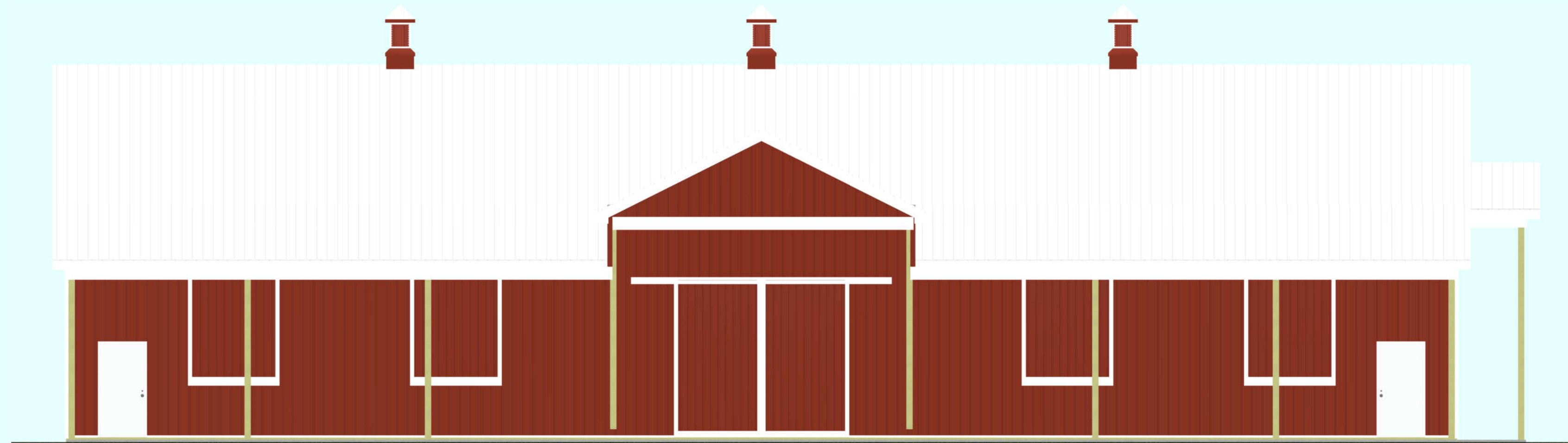
9811 THOMPSON ROAD
LAKE ODESSA, MICHIGAN 48849
PHONE : (800) 693-2000
FAX : (616) 693-2930
WEB SITE : WWW.42PARALLELCONSTRUCTION.COM



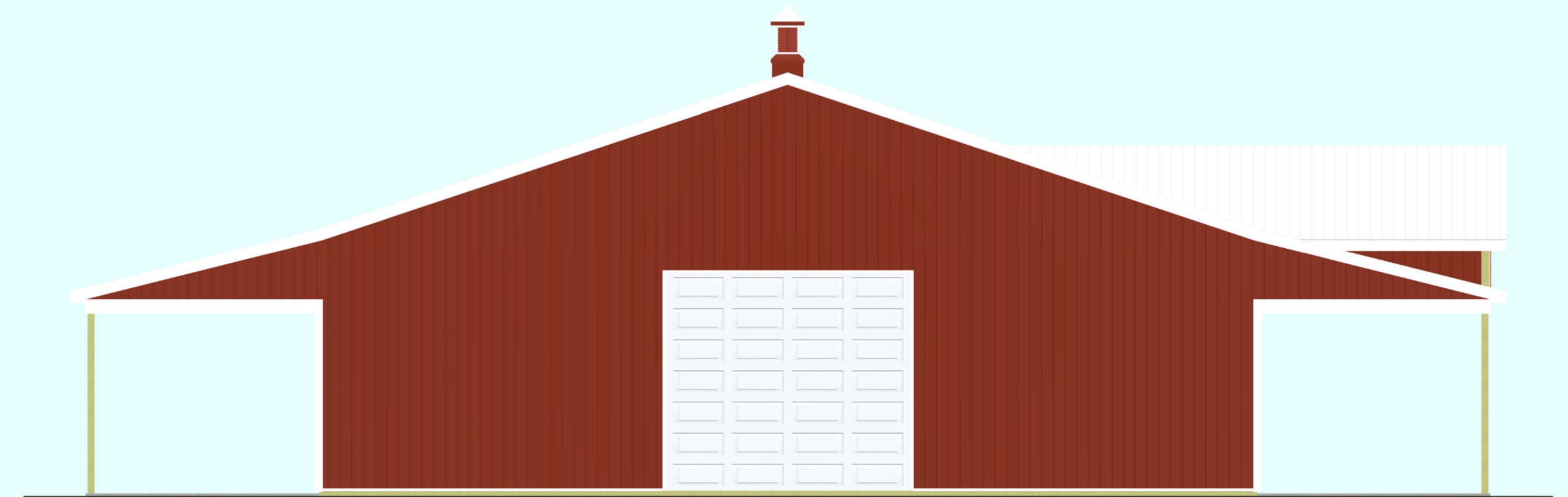
E03 EXTERIOR ELEVATION : REAR
SCALE: 5/32" = 1'-0"



E02 EXTERIOR ELEVATION : RIGHT
SCALE: 5/32" = 1'-0"



E01 EXTERIOR ELEVATION : FRONT
SCALE: 5/32" = 1'-0"



E04 EXTERIOR ELEVATION : LEFT
SCALE: 5/32" = 1'-0"

ELEVATIONS

42 PARALLEL CONSTRUCTION

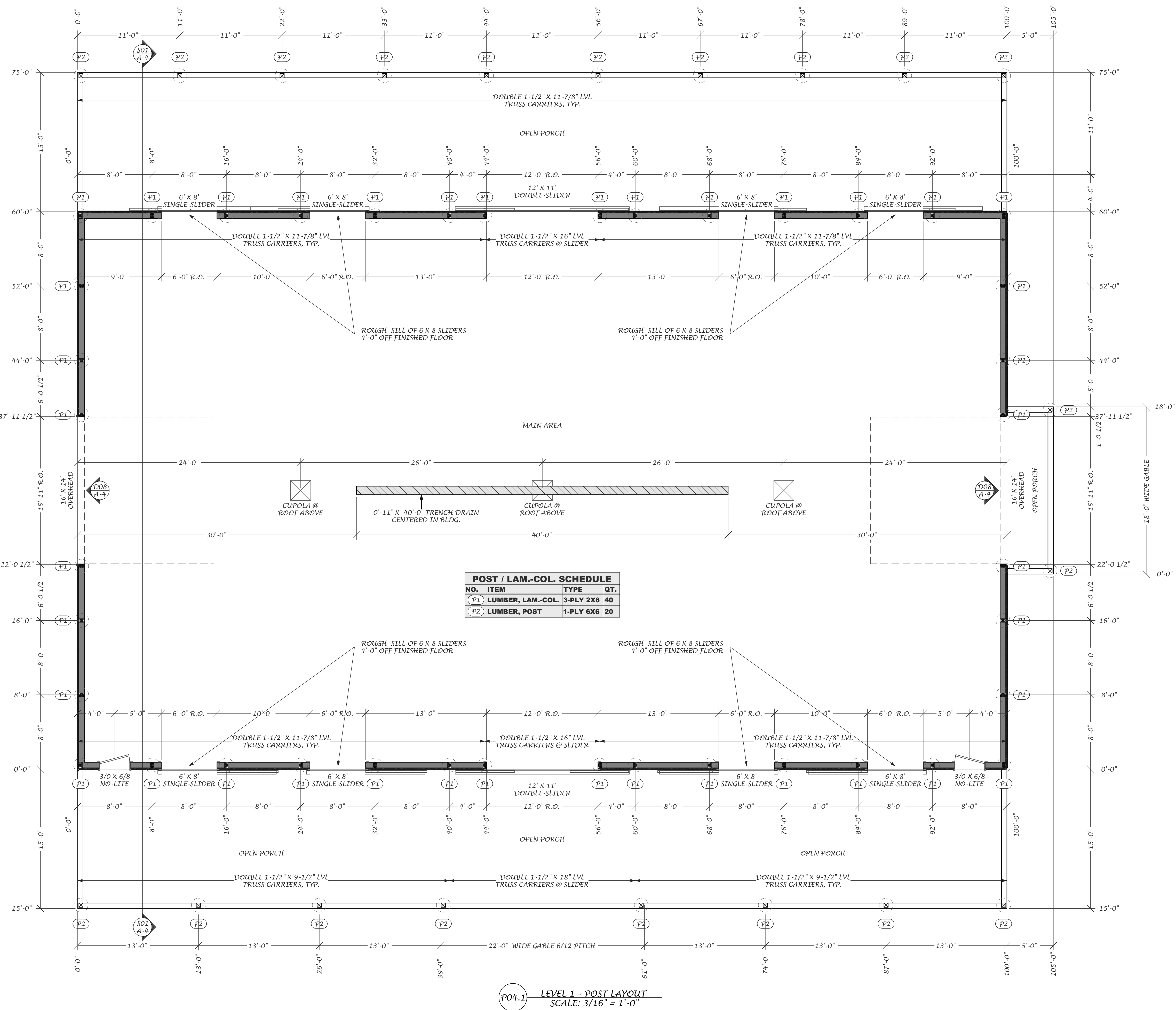
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PROPOSED PROJECT FOR:
LAKE ODESSA FAIR ASSOCIATION
ATTN : BILL KING
P.O. BOX 669
LAKE ODESSA, MICHIGAN 48849
PHONE : (616) 291-0245 E-MAIL : bking@aisequip.com

DRAWN BY:
LANCE
VOORHEIS

DATE:
7/17/2026

SHEET NO.:
A-2





- PROPERTY SPECS -

TAX ID # : 34-101-050-000-025-00
PROPERTY ADDRESS : 4TH AVENUE
JURISDICTION : LAKE ODESSA VILLAGE
COUNTY : IONIA COUNTY
ZONING CATEGORY : (PR) PUBLIC RECREATIONAL
ACREAGE : 10.750 ACRES

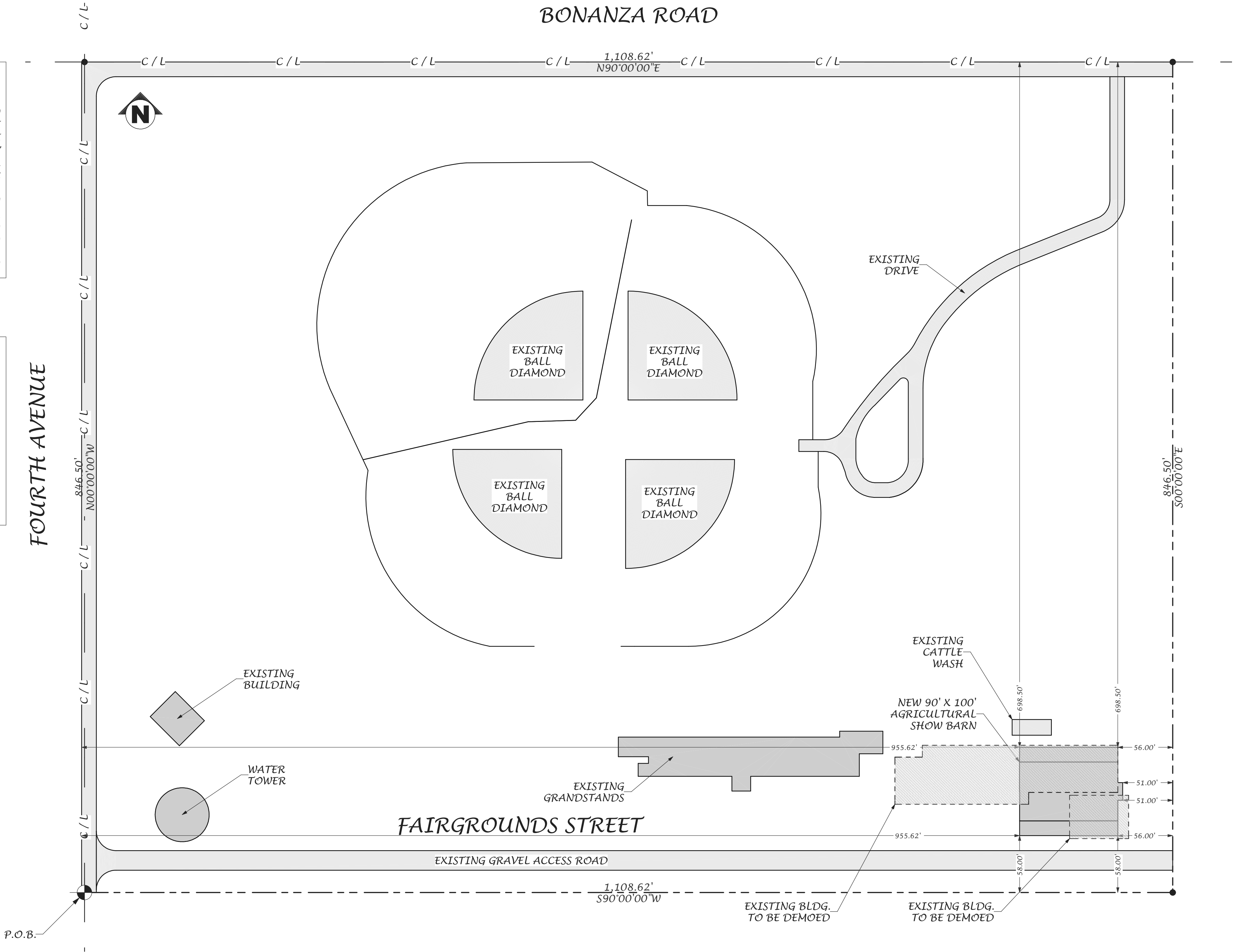
PROPERTY OWNER A : LAKE ODESSA FAIR ASSOCIATION
PROPERTY OWNER B : N/A
CONTACT ADDRESS : P.O. BOX 669
LAKE ODESSA, MICHIGAN 48849
CONTACT PHONE : (616) 291-0245
CONTACT E-MAIL : BKING@AISEQUIP.COM

- LEGAL LAND DESCRIPTION -

%%PROPERTY_SPECS.LEGAL_DESCRIPTION%

SITE PLAN KEY	
	NORTH POINTER
	BUILDING / STRUCTURE
	DRIVEWAY AND / OR PARKING
	BUILDING TO BE REMOVED
	(C/L) CENTER LINE OF ROAD RIGHT OF WAY
	AUXILIARY LOCATOR NODE
	(P.O.B.) POINT OF BEGINNING
	PROPERTY LINE NODE
	PROPERTY LINE
	WELL LOCATION
	SEPTIC/DRAIN LINE
	SEPTIC TANK

P99 PROPERTY SITE PLAN KEY
SCALE: 1" = 10'-0"



P99 PROPERTY SITE PLAN
SCALE: 1" = 60'-0"