



**PROPOSED AGENDA
REGULAR MEETING OF THE LAKE ODESSA VILLAGE COUNCIL
MONDAY, NOVEMBER 17, 2025 - 7:00 P.M.**

Page Memorial Building
Village Council Chambers
839 Fourth Avenue, Lake Odessa, Michigan 48849

I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Council Members

IV. Approval of Agenda

V. 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.

VI. Minutes: To approve the meeting minutes from the following Village Council meetings:

- a) Minutes from the regular Village Council meeting of October 20, 2025

VII. Expenditures:

- a) Approve bills equal to or less than \$3,000.00 each from 10/1/2025 to 10/31/2025.
b) Approve bills in excess of \$3,000.00 each, including:
i. Gregg Guidance – Interim Village Manager – \$3,788.02 (Paid)
ii. Homeworks Tri-County Electric Cooperative – Electricity – \$3,537.85 (Paid)
iii. Dave Kippen – LOAAC Beach Wellhouse Mural – \$3,120.00 (Paid)
iv. Peerless Midwest – Well 2 Cleaning & Pump Repair -- \$38,762.46 (Paid)
v. Rehmann – Audit Fiscal Year Ended 2/28/2025 -- \$14,800.00 (Paid)
vi. Wightman – Local Street Improvements -- \$18,265.75 (Paid)
vii. Wightman – Local Street Improvements – \$10,598.75 (Paid)

VIII. Consent Agenda

The following consent agenda will normally be adopted without discussion; however, at the request of any council member, any item may be removed from the consent agenda for discussion.

Reports and Minutes: To accept and file the following:

- a) Minutes from the Planning Commission regular meeting of September 16, 2025

- b) Minutes from the Downtown Development Authority regular meeting of July 8, 2025
- c) Minutes from the Downtown Development Authority special meeting of September 4, 2025
- d) Minutes from the Downtown Development Authority special meeting of October 14, 2025

IX. Departmental Reports:

- a) Village Manager
- b) Police Department
- c) Department of Public Works
- d) Finance
- e) Zoning

X. Public Hearings:

- a) Dangerous Structure – 1323 Ionia Street
- b) Amendments to the Downtown Development Authority and Tax Increment Financing Plan

XI. New Business:

- a) Proposed Resolution 2025-39: Dangerous Structure – 1323 Ionia Street
- b) Proposed Ordinance 2025-09: DDA Ordinance Amendment
- c) Proposed Ordinance 2025-10: DDA TIF and Development Plan
- d) Proposed Ordinance 2025-11: Zoning Ordinance Text Amendment
- e) Proposed Ordinance 2025-12: Zoning Map Amendment
- f) Proposed Resolution 2025-40: Approving Setting the Employer Contribution to the Village of Lake Odessa Employee Retirement Savings Plan for FY 2026-27
- g) Proposed Resolution 2025-41: Approving the Appointment List as Presented for Various Village Posts, Boards and Commissions

XII. Miscellaneous Correspondence:

- a) Barry Hoven – Letter

XIII. Trustee Comments

XIV. Public Comment (See Above)

XV. Additional New Business

- a) Review applications received for Village Manager position except those requesting confidentiality.
- b) Consider recessing to closed session for the purpose of reviewing the applications received for the Village Manager position requesting confidentiality pursuant to Section 8(f) of Act 267 of 1976, as amended.

XVI. Closed Session

XVII. Additional Items of Business

- a) Discussion of Village Manager candidates to be interviewed by the Village Council.
- b) Set date for interviews with Village Manager candidates.

XVIII. Adjournment

Council Meeting Minutes

VILLAGE OF LAKE ODESSA
MINUTES
REGULAR COUNCIL MEETING
OCTOBER 20, 2025
PAGE MEMORIAL BUILDING
839 FOURTH AVENUE
LAKE ODESSA, MICHIGAN 48849

Meeting called to order at 7:00 pm by Village President Karen Banks.

ROLL CALL

Council present: President Karen Banks, Trustee Mike Brighton, Trustee Ben DeJong, Trustee Bob Green, Trustee Roy Halfmann, Trustee Martha Yoder

Council absent: None

Staff present: Manager Gregg Guetschow, Clerk/Treasurer Kathy Forman

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

None

FILLING COUNCIL VACANCY

The three candidates were each given five minutes to introduce themselves and talk about one of the topics from the Village Manager Profile. Neena Rush, Barry Hoven and Rob Young were the candidates present.

President Banks opened the floor for nominations at 7:15 pm. Trustee Yoder nominated Neena Rush, Trustee DeJong nominated Barry Hoven and Trustee Green nominated Rob Young. Nominations were closed at 7:19 pm.

President Banks asked each trustee to choose one of the nominees in Round 1 of voting. The vote was Neena Rush – 5, Barry Hoven – 1, Rob Young – 0.

Neena Rush was sworn in by Clerk/Treasurer Forman and took a seat at the dais.

MINUTES

Motion by DeJong, supported by Halfmann, to approve the minutes from the Committee of the Whole meeting of September 4, 2025 the regular Village Council meeting of September 15, 2025, and the Committee of the Whole meeting of October 7, 2025. All ayes; motion carried 7-0.

BILLS

Motion by Green, supported by Yoder, to approve expenditures equal to or less than \$3,000.00 for the period 9/1/2025 through 9/30/2025. All ayes; motion carried 7-0.

Motion by Yoder, supported by Brighton, to approve bills in excess of \$3,000 as submitted. All ayes; motion carried 7-0.

CONSENT AGENDA

- a) Minutes from the regular Planning Commission meeting of July 28, 2025
- b) Minutes from the regular Lake Odessa Area Arts Commission meeting of August 11, 2025
- c) Minutes from the regular Lake Odessa Area Arts Commission meeting of September 8, 2025

Motion by DeJong, supported by Halfmann, to approve the consent agenda. All ayes; motion carried, 7-0.

DEPARTMENTAL REPORTS

Village Manager: Report submitted.

Police Department: Report submitted.

Department of Public Works: Report submitted.

Finance: Report submitted. A verbal report was given about the MMTA Fall Conference that was attended in September.

Zoning: Report submitted.

NEW BUSINESS

- a) Proposed Resolution 2025-34: Authorizing Purchasing and Upgrading Computers to Run Windows 11 Operation System.

Motion by Yoder, supported by Brighton, to adopt proposed Resolution 2025-34. Banks called for a roll call vote. Yes: Yoder, Brighton, DeJong, Green, Halfmann, Rush, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- b) Proposed Resolution 2025-35: Regarding the Future Capture of Village Street Millage Increments.

Motion by Green, supported by DeJong, to adopt proposed Resolution 2025-35. Banks called for a roll call vote. Yes: Green, DeJong, Brighton, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- c) Proposed Resolution 2025-36: Setting a Public Hearing Regarding a Dangerous Structure at 1323 Ionia Street.

Motion by Yoder, supported by Brighton, to adopt proposed Resolution 2025-36. Banks called for a roll call vote. Yes: Yoder, Brighton, DeJong, Green, Halfmann, Rush, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- d) Proposed Resolution 2025-37: Referring Zoning Ordinance and Zoning Map Amendments to the Planning Commission for Public Hearing.

Motion by Green, supported by Halfmann, to adopt proposed Resolution 2025-37. Banks called for a roll call vote. Yes: Green, Halfmann, Brighton, DeJong, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- e) Proposed Resolution 2025-38: Approving Setting the Date and Hours for Trick or Treating in the Village of Lake Odessa for 2025.

Motion by DeJong, supported by Brighton, to adopt proposed Resolution 2025-38. Banks called for a roll call vote. Yes: DeJong, Brighton, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

MISCELLANEOUS CORRESPONDENCE

None

TRUSTEE COMMENTS

Banks – Welcomed Neena to the Village Council. Parking Restrictions start November 1st. Reminded everyone that UTVs and Golf Carts are not allowed on village streets after dark.

Brighton – Welcomed Neena to the Village Council.

DeJong – Welcomed Neena to the Village Council.

Green – Thanked all applicants for the open trustee position. Welcomed Neena to the Village Council.

Halfmann – Welcomed Neena to the Village Council. Thanked Kathy for the conference update.

Rush – Thanked Village Council for the opportunity to be a Trustee.

Yoder – Thanked all candidates interested in the trustee position. Welcomed Neena to the Village Council.

PUBLIC COMMENT

1. Rob Young – Spoke about the parking restrictions. He would like to see the restrictions changed.
2. Pam Swiler – Welcomed Neena to the Village Council.

ADJOURNMENT

Motion by DeJong, supported by Brighton, to adjourn the meeting. All ayes: motion carried 7-0.

Meeting adjourned at 7:59 pm.

Respectfully submitted,

Kathy S. Forman
Village Clerk / Treasurer

Expenditures

Check Date	Check	Vendor Name	Amount
Bank ARTS			
10/07/2025	3508	GREGG JOHNSON	50.00
10/16/2025	3509	DAVE KIPPEN	3,120.00
10/16/2025	3510	KAREN BANKS	31.95
10/23/2025	3511	MEYERS' BAKERY & BEANERY LLC	13.00
10/23/2025	3512	VERIZON WIRELESS	40.70
ARTS TOTALS:			
Total of 5 Checks:			3,255.65
Less 0 Void Checks:			0.00
Total of 5 Disbursements:			3,255.65
Bank DDA 6015 DOWNTOWN DEVELOPMENT AUTHORITY			
10/07/2025	1278	MOOD MEDIA	35.23
DDA TOTALS:			
Total of 1 Checks:			35.23
Less 0 Void Checks:			0.00
Total of 1 Disbursements:			35.23
Bank HBOND 8181 GEN HIGHWAY BOND REDEMPTION			
10/23/2025	1032	MERCANTILE BANK	727.20
HBOND TOTALS:			
Total of 1 Checks:			727.20
Less 0 Void Checks:			0.00
Total of 1 Disbursements:			727.20
Bank POOL POOLED CASH			
10/07/2025	43722	VILLAGE OF LAKE ODESSA	1,339.07
10/07/2025	43723	LAKE ODESSA ACE HARDWARE	72.34
10/07/2025	43724	EVERON, LLC	69.48
10/07/2025	43725	BADGER METER	860.25
10/07/2025	43726	CONSUMERS ENERGY	2,501.53
10/07/2025	43727	GREGG GUIDANCE, LLC	3,788.02
10/07/2025	43728	CITY OF IONIA	50.00
10/07/2025	43729	VC3, INC	224.00
10/07/2025	43730	JESSE TROUT	123.47
10/07/2025	43731	KDP RETIREMENT PLAN SVCS, INC	275.00
10/07/2025	43732	ARTEMIO VILLANUEVA	56.00
10/07/2025	43733	MICHIGAN MUNICIPAL TREASURERS ASSOC	99.00
10/07/2025	43734	PEERLESS MIDWEST, INC.	38,762.46
10/07/2025	43735	QUADIENT FINANCE USA, INC.	800.00
10/07/2025	43736	REHMAN ROBSON	14,800.00
10/07/2025	43737	HOMEWORKS	3,537.85
10/07/2025	43738	USA BLUEBOOK	305.03
10/07/2025	43739	VERIZON WIRELESS	190.54
10/07/2025	43740	WEX BANK	1,311.78
10/07/2025	43741	WIGHTMAN	18,265.75
10/07/2025	43743	KCI	883.18
10/16/2025	43744	LAKE ODESSA ACE HARDWARE	18.99
10/16/2025	43745	AT&T	208.57
10/16/2025	43746	BLUE CARE NETWORK	6,192.51
10/16/2025	43747	BIG L LUMBER	1,543.71
10/16/2025	43748	BLUE CROSS BLUE SHIELD OF MICHIGAN	272.48
10/16/2025	43749	ELAN FINANCIAL SERVICES	1,565.13
10/16/2025	43750	CHARLOTTE CHAMBER OF COMMERCE	325.00
10/16/2025	43751	CONSUMERS ENERGY	1,373.49
10/16/2025	43752	CONSUMERS ENERGY	29.07
10/16/2025	43753	COREWELL HEALTH WEST OCCUP HLTH	42.00
10/16/2025	43754	FAMILY FARM & HOME - CHARLOTTE	599.90
10/16/2025	43755	GRANGER	105.05
10/16/2025	43756	MACQUEEN	92.17
10/16/2025	43757	STATE OF MICHIGAN	211.00
10/16/2025	43758	TREES 'N' SCAPES, INC.	1,800.00
10/16/2025	43759	WEST MICHIGAN CRIMINAL JUSTICE	220.08
10/16/2025	43760	WOW! BUSINESS	69.31
10/16/2025	43761	YOURMEMBERSHIP.COM, INC	150.00
10/23/2025	43762	LAKE ODESSA ACE HARDWARE	21.37
10/23/2025	43763	AMAZON CAPITAL SERVICES, INC.	854.28
10/23/2025	43764	CONRAD'S QUICK LUBE	415.00

Check Date	Check	Vendor Name	Amount
10/23/2025	43765	FAMILY FARM & HOME - CHARLOTTE	40.00
10/23/2025	43766	FERGUSON WATERWORKS	13.23
10/23/2025	43767	GREGG GUIDANCE, LLC	2,452.89
10/23/2025	43768	HSV REDI-MIX	315.41
10/23/2025	43769	ALMA TIRE SVC INC	416.00
10/23/2025	43770	MICHIGAN CAT	288.20
10/23/2025	43771	NAPA AUTO PARTS	279.98
10/23/2025	43772	SBIS	868.55
10/23/2025	43773	SUN TITLE AGENCY OF MICHIGAN LLC	293.00
10/23/2025	43774	VERIZON WIRELESS	405.70
10/23/2025	43775	WIGHTMAN	11,348.75
10/23/2025	43776	WOW! BUSINESS	80.79

POOL TOTALS:

Total of 54 Checks:	121,226.36
Less 0 Void Checks:	0.00
Total of 54 Disbursements:	121,226.36

Bank WBOND 8194 WATER BOND REDEMPTION

10/23/2025	1032	MERCANTILE BANK	307.80
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WBOND TOTALS:

Total of 1 Checks:	307.80
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	307.80

REPORT TOTALS:

Total of 62 Checks:	125,552.24
Less 0 Void Checks:	0.00
Total of 62 Disbursements:	125,552.24

Purchases Over \$3,000.00

Gregg Guidance, LLC
720 High Street
Charlotte, MI 48813
9894134290



Village of Lake Odessa
Attn: Accounts Payable
839 Fourth Avenue
Lake Odessa, MI 48849

Invoice Number GG2025-26
Date of Issue 10/01/2025
Due Date 11/01/2025
Amount Due (USD) **\$3,788.02**

101-172-801.000

Description	Rate	Qty	Line Total
Interim Mgmt. Hrs. September 16, 2025	\$90.00	13	\$1,170.00
Mileage Per Diem - Lake Odessa September 16, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. September 18, 2025	\$90.00	11	\$990.00
Mileage Per Diem - Lake Odessa September 18, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. September 23, 2025	\$90.00	8.25	\$742.50
Mileage Per Diem - Lake Odessa September 23, 2025	\$30.13	1	\$30.13
Interim Mgmt. Hrs. September 25, 2025	\$90.00	8.5	\$765.00
Mileage Per Diem - Lake Odessa September 25, 2025	\$30.13	1	\$30.13

Subtotal	3,788.02
Tax	0.00
Total	3,788.02
Amount Paid	0.00

Amount Due (USD)

\$3,788.02

Terms

Payment in full is due within 30 days of the date of invoice. Please make checks payable to Gregg Guidance, LLC. Thank you for your business.



Tri-County Electric Cooperative
7973 E. Grand River Ave.
Portland, MI 48875-9717

Emergency: 1-800-848-9333
Billing: 1-800-562-8232
Payments: 1-844-963-2875

Blanchard Office

3681 Costabella Ave.
Blanchard MI 49310
www.homeworks.org

Portland Office

7973 E. Grand River Ave.
Portland MI 48875

307 0 AV 0.593
VILLAGE OF LAKE ODESSA
839 4TH AVE
LAKE ODESSA MI 48849-1001

5 307
C-2

Account Number	2043600
Rate	CMLP5
Current Due Date	10/16/2025
Bill Date	09/22/2025
Days Billed	32
Meter Number	56587
kWh per Day Last Year	964
kWh per Day This Year	843

Account Status

Previous Balance 08/22/25	\$3,711.62
Payment Received 09/15/25	-\$3,711.62
Balance Forward	\$0.00
Current Charges	\$3,537.85
Total Amount Due 10/16/25	\$3,537.85



591-536-920.000

SERVICE ADDRESS:		2367 BONANZA RD #5				POLE #:	OD392X7M		BOARD DIST:	D02
Billing Period 08/13/2025 TO 09/14/2025	METER READINGS				MULTIPLIER	ENERGY USED	ENERGY UNIT	RATE PER UNIT	CHARGE	
	BEGIN	TYPE	END	TYPE						
PEAK	652980	REG	658279	REG	1	5299	KWH	0.07550	\$400.07	
INTERMEDIATE	404720	REG	412486	REG	1	7766	KWH	0.07550	\$586.33	
OFF PEAK	154712	REG	168614	REG	1	13902	KWH	0.07550	\$1,049.60	
POWER SUPPLY COST RECOVERY						26967		0.00360	\$97.09	
PEAK KW						91.050	KW	14.00000	\$1,274.70	
AVAILABILITY CHARGE									\$105.00	
MICHIGAN LOW INCOME ENERGY FUND									\$1.25	
MICHIGAN ENERGY OPTIMIZATION SURCHARGE									\$23.81	
TOTAL CURRENT CHARGES WITHOUT OPERATION ROUND UP									\$3,537.85	
TOTAL AMOUNT									\$3,537.85	

CHECK REQUEST FORM

Village of Lake Odessa
Lake Odessa Area Arts Commission
Lake Odessa, MI

Today's Date: 10/6/2025

Requested By: Karen Banks

Date Needed:

Check Payable To: Dave Kippen

Address (if mailed): 517 Bay Drive
Lake Odessa, MI 48849

Amount: \$3,120.00 (Invoice/receipt attached)

Purpose:

Item Description	Line item to be charged	Amount
Mural for Beach Wellhouse	290-752-883.000 Public Art Project	<u>\$3,120.00</u>
Total:		<u>\$3,120.00</u>

Comments:

☐ Will be on _____ LOAAC agenda

☒ Was approved at 10/13/25 LOAAC meeting

Signature

K Banks

Dave Kippen Art Invoice



Date: 9/19/2025
Cust PO: 09192025

Dave Kippen
517 Bay Dr
Lake Odessa, MI 48849
Davekippen@yahoo.com
517.490.0573

To Karen Banks
Lake Odessa Arts
Commission

Salesperson	Job	Customer PO number:	Delivery Date	Payment Terms
DK	Pump House Mural		9/12/2025	Net 30

Qty	UoM	Description	Line Cost	Discount	Line Total
1	each	Mural on aluminum panels	\$3120		\$3120

Subtotal	\$3120
Sales Tax	
Total Due	\$3120

*"Art is the only way to run
away without leaving home."
– Twyla Tharp*



INVOICE

Remit to Address:

55860 Russell Industrial Pkwy.

Mishawaka, IN 46545

Bill To:

Village of Lake Odessa
Attn: Accounts Payable
839 4th Avenue
Lake Odessa, MI 48849
jtrout@lakeodessa.org

Ship To:

Well 2
Cleaning and Pump Repair

P: 574-254-9050 / F: 574-254-9650

DATE: September 30, 2025

Invoice # 87541

PO # Jesse Trout

PM: RWM

PN: 61386.106

CN: LK02385

Tax Exempt: Yes / Pol. Sub.

Clean well with chemicals NSF61 approved for contact with potable water	\$12,500.00
Pull pump from well and inspect for repairs	\$2,640.00
Worst Case Scenario replacing complete pump, re-use pump head. No motor overhaul	\$20,622.46
Set pump, chlorinate, start-up and test, collect first bacteria sample	\$3,000.00

ST
591-536-933

TOTAL \$ 38,762.46

OUR PAYMENT TERMS ARE NET 30

PAYMENTS MADE BY CREDIT CARD ARE SUBJECT TO A 3% PROCESSING FEE

THANK YOU FOR YOUR BUSINESS! Federal ID#35-1284374

INVOICE

Page: 1
Date: 9/29/25
Client: 477104
Job: 1498965
Inv#: RR1005706

Village of Lake Odessa
839 Fourth Ave
Lake Odessa, MI 48849

Rehmann Robson
Hastings Office
269-945-9452

For professional services rendered, including:

Audit of financial statements for year ended February 28, 2025. 14,000.00

Assistance with F-65 and Act 51 report to State of Michigan for year ended February 28, 2025. 800.00

Thank you for choosing Rehmann. We appreciate your business.

Payment is due upon receipt of this invoice.

Current Total

\$ 14,800.00

101-261-806.000



Village of Lake Odessa
 Sent via email:
 treasurer@lakeodessa.org
 manager@lakeodessa.org

Invoice number 97373
 Date 09/12/2025
 Project Manager Derek J. Miller

Project **242125 242125 LOCAL STREET IMPROVEMENTS**

Professional Services from August 11, 2025 through September 14, 2025

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Category B Grant Application	3,000.00	2,992.50	0.00	7.50
Survey & Design Engineering	176,300.00	90,231.63	18,265.75	67,802.62
Total	179,300.00	93,224.13	18,265.75	67,810.12

Invoice total **18,265.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
97373	09/12/2025	18,265.75	18,265.75				
	Total	18,265.75	18,265.75	0.00	0.00	0.00	0.00

****Please remit to 2303 Pipestone Road, Benton Harbor, MI 49022 and include invoice number****

****If you would like to pay with a credit card, please visit our website at www.gowightman.com, a 3% fee applies to all credit card transactions. ACH transactions are accepted for a flat \$2.50****

SERVICE CHARGE: A delinquency charge of 1 1/2% per month (which is an ANNUAL PERCENTAGE RATE of 18%) will be added to all amounts not paid 30 days after invoice date.

Invoice #9

591-536-801



Village of Lake Odessa
Sent via email:
treasurer@lakeodessa.org
manager@lakeodessa.org

Invoice number 98164
Date 10/16/2025
Project Manager Derek J. Miller

Project **242125 242125 LOCAL STREET
IMPROVEMENTS**

Professional Services from September 15, 2025 through October 12, 2025

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Category B Grant Application	3,000.00	2,992.50	0.00	7.50
Survey & Design Engineering	176,300.00	108,497.38	10,598.75	57,203.87
Total	179,300.00	111,489.88	10,598.75	57,211.37

Invoice total **10,598.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
98164	10/16/2025	10,598.75	10,598.75				
	Total	10,598.75	10,598.75	0.00	0.00	0.00	0.00

****Please remit to 2303 Pipestone Road, Benton Harbor, MI 49022 and include invoice number****

****If you would like to pay with a credit card, please visit our website at www.gowightman.com, a 3% fee applies to all credit card transactions. ACH transactions are accepted for a flat \$2.50****

SERVICE CHARGE: A delinquency charge of 1 1/2% per month (which is an ANNUAL PERCENTAGE RATE of 18%) will be added to all amounts not paid 30 days after invoice date.

ST
203-449-801

Consent Agenda

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**REGULAR MEETING
TUESDAY, SEPTEMBER 16, 2025 - 7:00 P.M.**
Page Memorial Building
Lake Odessa, Michigan

The meeting was called to order at 7:00 pm by Chairperson Meg Wheeler.

ROLL CALL

Commissioners present: Meg Wheeler, Ben DeJong, Karen Banks, Ken Misiewicz, Gregg Guetschow

Commissioners absent: Beth Barrone

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

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

None

MINUTES

Motion by Banks, supported by Misiewicz, to approve minutes from the regular Planning Commission meeting of July 28, 2025. All ayes; motion carried 5-0.

PUBLIC HEARING

- a. Motion by Misiewicz, supported by DeJong, to open the public hearing regarding the Type II Home Occupation Business Permit to allow a personal training center business at 1501 Tupper Lake Street. All ayes; motion carried 5-0.

The public hearing was opened at 7:02 pm.

Chairperson Wheeler asked for public comment and none was heard. The Public Hearing was noticed per state law, and one response was received in support of the proposed permit being approved.

Motion by Banks, supported by Misiewicz, to close the public hearing. All ayes; motion carried 5-0.

The public hearing was closed at 7:03 pm.

- b. Motion by Misiewicz, supported by DeJong, to open the public hearing regarding the Proposed amendment to Zoning Ordinance Section 36-35 – Zoning District Regulations to allow for increased density of dwelling units in the multiple-family residential district. All ayes; motion carried 5-0.

The public hearing was opened at 7:03 pm.

Village Manager Guetschow explained the reason for the public hearing notice. Chairperson Wheeler asked for public comments.

Marsha Stadel shared her concerns about the proposed project (her letter is in the meeting packet).

Lee Stuart spoke in support of the project.

The Public Hearing was noticed per state law, and one response was received.

Motion by Misiewicz, supported by DeJong, to close the public hearing. All ayes; motion carried 5-0.

The public hearing was closed at 7:11 pm.

ACTION AND DISCUSSION ITEMS

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

The applicant is not present.

Motion by Banks, supported by Misiewicz to table this item. All ayes; motion carried 5-0.

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

Manager Guetschow reviewed the process for this project. Tonight is a preliminary meeting. The commission will need to identify amendments needed to finalize a site plan.

Ryan Schmidt from Indigo Design gave a presentation about the design plan. Their firm believes there is a market in this community for this development.

Commissioners held a discussion and asked questions. Density was questioned and Indigo Design stated this proposal is within a range of similar size municipalities. What density is the village comfortable with.

It was decided there is interest in moving this project along. There was a consensus to move forward with the 54-unit project. Gregg Guetschow and Jeanne Vandersloot will work on this.

There will be a special meeting on Tuesday, October 21, 2025 at 6:00 pm.

- c. Master Plan Review

Ayush Patel from McKenna spoke to the commission about the Proposed Master Plan. The first topic was future land use. There are nine future land use categories. Each future land use category was described. Reviewed the sections on Village Growth and Enhancement, Goals and Objectives, Zoning Plan, Sustainability and Resiliency and the proposed Action Plan. Discussed where we are with the process. A public hearing at the planning commission level is the next required step.

There will be a public hearing at the Planning Commission meeting scheduled for Monday, November 24, 2025 at 7:00 pm.

ADJOURNMENT

Motion by Misiewicz, supported by DeJong, to adjourn the meeting. All ayes; motion carried 5-0.
Meeting adjourned at 8:59 p.m.

Respectfully submitted,

Kathy Forman
Village Clerk / Treasurer

**VILLAGE OF LAKE ODESSA
DOWNTOWN DEVELOPMENT AUTHORITY**

MINUTES

Regular Meeting - Tuesday, July 8, 2025
Page Memorial Building, Lake Odessa MI

Present: Karen Banks, Marilyn Danielson, Bill Rogers, Darwin Thompson, Cody Dreyesse, Sarah McGarry (7:15 am)
Absent: None
Staff: Village Manager Gregg Guetschow, Village Clerk/Treasurer Kathy Forman
Visitors: Jim McManus, McKenna

I. **Call to Order:** Meeting called to order by Rogers at 7:04 a.m.

II. **Agenda:** Motion by Banks, supported by Danielson, to approve the agenda. All ayes; motion carried.

III. **Public Comment:**

1. Pastor Paul Reissmann, Central Church: Explained that the church is bringing a farmer's market to their south lawn every other Saturday during the summer. They would like to see the market grow. Asked about other ways the south lawn might be utilized in the future.

IV. **Approval of Minutes:**

Motion by Banks, supported by Danielson, to approve minutes of the 6/10/25 special meeting. All ayes; motion carried.

V. **Finance Report:**

The reports in the packet were reviewed.

Motion by Thompson, supported by McGarry, to approve all checks written totaling \$3,809.02.

Yes: 5, No: 0, Abstain: 1 (Karen Banks, Financial Conflict)

VI. **Action/Discussion Items:**

a) DDA Plan Update:

Jim McManus from McKenna reviewed the changes that have been made. During the review a couple changes were requested and Jim McManus will have those taken care of. There will be a public hearing for the DDA Plan during the Village Council regular meeting on Monday, August 18, 2025 at 7:00 pm. McKenna will provide the notice to the village for publication.

VII. **Board Member Comments:**

Banks announced that LOAAC is asking for volunteers to work at Art In The Park this year. The dates are Friday, 8/1 and Saturday, 8/2.

VIII. **Adjournment:** Without objection, meeting adjourned at 7:41 a.m.

Respectfully submitted,

Kathy Forman
Village Clerk/Treasurer

VILLAGE OF LAKE ODESSA

MINUTES

Special Meeting of the Lake Odessa Downtown Development Authority
and
Study Session of the Lake Odessa Village Council Committee-of-the-Whole

Thursday, September 4, 2025
Page Memorial Building
Lake Odessa, Michigan

Downtown Development Authority:

Present: Karen Banks, Marilyn Danielson, Cody Dreysse, Sarah McGarry, Bill Rogers,
Darwin Thompson
Absent: None

Village Council:

Present: Karen Banks, Terri Cappon, Ben DeJong, Bob Green, Roy Halfmann
Absent: Mike Brighton, Martha Yoder

Village Staff: Village Manager Gregg Guetschow

Visitors: Judy Clark (Ionia County Treasurer); Al Baron, Brad Barrone, Sharon
Rohrbacher, Gary Secor, Lisa Williams (Odessa Township Board of Trustees); Jen
Salgat (Lake Odessa Community Library librarian); and five citizens

CALL TO ORDER

Meeting called to order by DDA Chair McGarry and Village President Banks at 7:00 p.m.

DDA NEW BUSINESS

McGarry explained that Sid's Flower Shop in Ionia will no longer be doing installations of municipal holiday garlands and wreaths. Motion by McGarry, support by Rogers to approve a quote from JBM LawnCare, LLC, of Ionia, Michigan, in the amount of \$1,971 for the installation of 540 feet of holiday garland. All ayes; motion carried.

PRESENTATION

Village Manager Gregg Guetschow gave a presentation regarding the history of the present Downtown Development Authority; the reasons for its formation; projects completed over the course of the past twenty years; the proposed updated tax increment financing plan; and proposed projects in the three phases of the draft new development plan. He also described the statutory process for amending and updating a DDA plan, plus opportunities for neighboring taxing entities to negotiate with the DDA for the sharing of tax increment revenues.

PUBLIC COMMENT

DDA members McGarry and Rogers, and Village Council Trustees Green and Cappon spoke in favor of the DDA and the need for its continuation.

Judy Clark inquired about an apparent discrepancy on parcels listed on Appendix B of the TIF plan; inquired how many and what parcels are included in TIF District #2; suggested that Ionia County may be in favor of the DDA continuing tax capture from the county's operating budget, but suggested negotiating with the DDA to share tax capture from the county's designated millages (Roads, Senior, District Library and possibly Veterans); and inquired about the DDA's base year.

Sharon Rohrbacher spoke in opposition to continuing the DDA and mentioned a resolution passed by Odessa Township in 2005 regarding a 20-year sunset date.

Questions were raised by unidentified audience members regarding the location of TIF #2 and the feasibility of commercial development of the Village's Public Works garages.

ADJOURNMENT

Without objection, meeting adjourned at 8:12 p.m.

Respectfully submitted:

Karen Banks, Village President (and Acting Village Council Recording Secretary)
and DDA Secretary/Treasurer

**VILLAGE OF LAKE ODESSA
DOWNTOWN DEVELOPMENT AUTHORITY**

MINUTES

Special Meeting - Tuesday, October 14, 2025
Page Memorial Building, Lake Odessa MI

Present: Karen Banks, Marilyn Danielson, Bill Rogers, Darwin Thompson, Sarah McGarry
Absent: Cody Dreysee
Staff: Village Manager Gregg Guetschow, Village Clerk/Treasurer Kathy Forman
Visitors: Lisa Williams, Sharon Rohrbacher, Mike Rohrbacher

- I. **Call to Order:** Meeting called to order by McGarry at 7:10 a.m.
- II. **Agenda:** Motion by Banks, supported by Rogers, to approve the agenda. All ayes; motion carried.
- III. **Public Comment:**
None
- IV. **Action/Discussion Items:**
- a) Proposed 2025 Development Plan and Tax Increment Financing Plan Update:
- Village Manager Guetschow gave an update on the plan process. The informational meeting was held on 9/4/25. Currently taxing jurisdictions can meet with the DDA to negotiate sharing captures.
- The DDA needs to set parameters for negotiation guidelines that should be followed. A DDA negotiating team should be established.
- Motion by Banks, supported by Danielson, to authorize Sarah McGarry and Darwin Thompson along with Village Manager Gregg Guetschow to negotiate with taxing jurisdictions.
- VII. **Board Member Comments:**
Rogers would like to see the DDA continue.
McGarry wants us to work together. The DDA helps increase the tax base for all taxing jurisdictions.
- VIII. **Adjournment:** Without objection, meeting adjourned at 7:31 a.m.

Respectfully submitted,

Kathy Forman
Village Clerk/Treasurer

Departmental Reports



MEMORANDUM

TO: President Banks and Village Council Members

FROM: Gregg Guetschow, Village Manager

SUBJECT: Agenda Summary

DATE: November 13, 2025

ITEMS OF BUSINESS:

Hearing, Dangerous Structure at 1323 Ionia Street. The agenda packet for your October meeting included a resolution setting a date for a hearing regarding the order of a hearing officer that the dangerous structure at 1323 Ionia Street must be demolished. The property owner still has taken no action to comply with the order. This hearing affords the property owner an opportunity to offer testimony regarding the order. Notice of the hearing was sent via certified mail but was returned as undeliverable. This is not surprising as the owner has been consistent in refusing delivery of notices. We also sent a notice via first class mail and posted a notice on the property, so I am confident they have been made aware of the hearing.

Proposed Resolution 2025-39 – Dangerous Structure at 1323 Ionia Street. The Code of Ordinances provides three courses of action the Council can consider after it conducts the hearing on a dangerous structure: approving the hearing officer's order, disapproving it, or modifying it. I have prepared three versions of this resolution consistent with these courses of action. Council will need to select one of these for adoption. The first two are straightforward. If Council elects the third option, it will be necessary to specify in what manner the demolition order should be modified.

Proposed Ordinance 2025-09 – Expanding DDA District Boundary and Eliminating Sunset Date. You held a public hearing on this ordinance amendment in September. State law provides for a 60-day period following the hearing during which taxing jurisdictions may offer suggestions for modifications. Apart from resolutions opting out of tax increment financing, no other input was received. This amendment addresses two key objectives. First it expands the boundaries of the DDA district to incorporate several additional properties south of Jordan Lake Street, including Buddy's on the Beach, that offer potential for commercial redevelopment during the term of the DDA's development plan. Second, it eliminates the sunset date for the DDA. With regard to the latter, eliminating the sunset date does not preclude Council's voting the repeal the DDA ordinance at some point in the future..

Proposed Ordinance 2025-10 – Approving New Development and Tax Increment Financing Plans. DDA development and tax increment financing plans typically have specific durations, necessitating updates when the conclusion of the plans nears. The DDA has been involved in updating these plans over the last year. Proposed projects included in the plans were discussed during a special meeting held in February. The most significant change from that presentation were made by the DDA at its regular meeting on November 11. At that time, to address in part concerns expressed by Ionia County and Odessa Township, the DDA amended its proposed tax increment financing plans to exclude all millages levied by those two entities other than their operating millages in TIF District #1, the original district. No County or Township taxes would be captured in TIF District #2.

Proposed Ordinance 2025-11 – Zoning Ordinance Text Amendment. This is the first of two ordinances you referred to the Planning Commission for public hearing. This text amendment addresses multiple-family developments in the multiple-family district and in planned developments. The amendment increases density allowances, reduce setback distances, and allow for taller buildings as compared to current language. Some other minor language changes are also included. The Planning Commission has recommended adoption of the amendment. Its passage is necessary to allow the Planning Commission to approve the site plan and special use permit for the 54-unit project proposed for the former high school football field.

Proposed Ordinance 2025-12 – Zoning Map Amendment. This amendment would change the zoning map designation for the .25 acre parcel of vacant land located on the northwest corner of Jordan Lake Avenue and Jordan Lake Street proposed for donation to the Village from Highway Commercial to Public Recreational. This action is needed in order to apply for a lot split, a condition that must precede deeding the land to the Village.

Proposed Resolution 2025-40 – Approving 401k Match. Each year at this time the Council is asked to approve the maximum dollar-for-dollar employee contributions to a 401k plan the Village offers. The 10% cap proposed is the same as in prior years.

Proposed Resolution 2025-41 – Board Appointments. This resolution approves appointments to various boards recommended by President Banks.

Selection of Village Manager Candidates to Interview. Resumes have been received from eleven applicants who wish to be considered for the village manager position. Five of these candidates have asked that their applications be treated as confidential until they have accepted an invitation to be interviewed. We have structured the agenda so that you can discuss those candidates who have not asked for confidentiality before going into closed session to discuss the others. It is expected that upon your return to open session you will identify by number the candidates you wish to interview. I would encourage you to have your calendars available so that you can set a date or dates for interview.

MISCELLANEOUS MATTERS:

DDA Tax Increment Plan. As I stated above, Ionia County and Odessa Township both adopted resolutions opting out of the capture of all taxes for both tax increment financing

districts. During the DDA meeting on Tuesday, President Banks and I discussed the options available to the DDA in approaching the conflict created by adopting these resolutions regarding TIF District #1, a conflict likely to require assistance of legal counsel. The DDA has authorized President Banks and I to have additional discussions with attorneys to determine the appropriate course of action to pursue in resolving the matter.

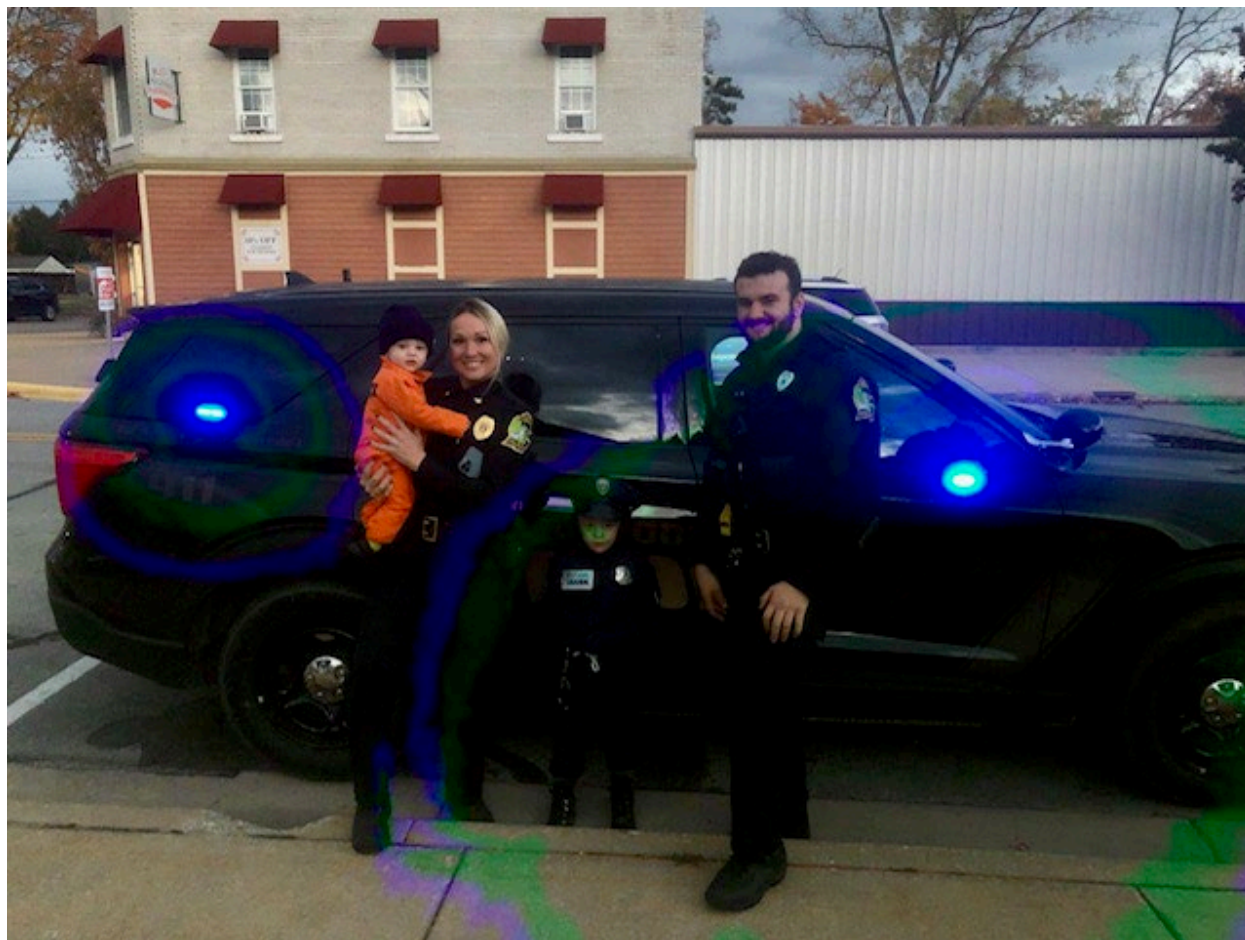
I previously reported to you that the County Treasurer had advised us of errors made in that office that led to the DDA's capturing funds greater than what was appropriate under state statute. Kathy Forman completed sufficient analysis of payments the DDA received to confirm that the County Treasurer's calculations were correct. We have asked for an opinion from the Village Attorney as to whether, given the passage of almost 20 years and the fact that the error is attributable to the County Treasurer, the entire amount must be repaid.

2026 Street Improvement Program. I reported to you via email that the Village will receive a \$250,000 grant to defray a portion of the cost of the 2026 street reconstruction program. Jesse Trout, Kathy Forman, and I plan to meet next week to evaluate how much of the remaining cost will be paid from reserves and how much will be financed via a bond issue.



Lake Odessa Police Department
839 4th Ave, Lake Odessa, MI 48849
(616) 374-8845

LOPD Monthly Council Report October 2025 Calls for Service:



10/31/25 23:21:19 9500 - FIRE ALL
10/31/25 19:50:27 99091 - MED 1
10/31/25 18:38:31 9301B - PDA TRAFFIC
10/30/25 13:26:23 1301 - ASSAULT
10/30/25 08:49:53 TRF -TRAFFIC
10/30/25 08:37:59 TRF - TRAFFIC
10/30/25 08:06:51 9500 - FIRE ALL
10/29/25 23:23:09 9909M - MENTAL
10/29/25 18:44:00 9301A - PIA TRAFFIC
10/29/25 18:30:15 99091 - MED 1
10/29/25 15:29:44 5300 - DISORDERLY
10/29/25 14:57:39 99093 - MED 3
10/29/25 13:35:57 1301 - ASSAULT
10/29/25 12:52:15 9807 - SUSPICIOUS
10/29/25 11:55:02 5500 - HEALTH & SAFETY
10/29/25 11:15:58 99092 - MED 2
10/29/25 11:11:59 5500 - HEALTH & SAFETY
10/29/25 09:27:29 5403 - TRAFFIC
10/28/25 21:26:35 9301B - PDA TRAFFIC
10/28/25 21:24:54 9301B - PDA TRAFFIC

10/28/25 18:31:43 5701 - TRESPASSING
10/28/25 17:57:29 5500 - HEALTH & SAFETY
10/28/25 17:47:46 5701 - TRESPASSING
10/27/25 23:07:00 PROPERTY CHECK
10/26/25 12:30:58 99093 - MED 3
10/25/25 21:21:13 VDOM - VERBAL
10/25/25 15:53:44 2600 - FRAUD
10/25/25 10:26:08 9500 - FIRE ALL
10/25/25 08:22:23 PROPERTY CHECK
10/25/25 07:44:37 TRF -TRAFFIC
10/25/25 00:06:23 PROPERTY CHECK
10/24/25 19:30:31 7000 - JUVENILE
10/24/25 19:05:45 TRF -TRAFFIC
10/24/25 18:26:39 TRF -TRAFFIC
10/23/25 17:06:09 9908 - GENERAL
10/23/25 15:17:38 99091 - MED 1
10/23/25 09:47:29 9807 - SUSPICIOUS
10/23/25 09:40:09 5701 - TRESPASSING
10/22/25 11:20:16 99093 - MED 3
10/21/25 13:06:39 FOLLOW UP
10/21/25 06:19:03 9500 - FIRE ALL
10/20/25 23:37:31 PROPERTY CHECK
10/20/25 18:50:26 9806 - CIVIL DISPUTE
10/20/25 14:38:36 99091 - MED 1
10/19/25 22:31:40 9909M - MENTAL
10/19/25 17:08:08 99091 - MED 1
10/19/25 16:53:09 5403 - TRAFFIC
10/19/25 14:44:27 5300 - DISORDERLY
10/19/25 13:55:50 DPW - DPW
10/19/25 13:25:16 9908A - ASSIST
10/18/25 17:56:37 TRF -TRAFFIC
10/18/25 16:23:19 9909P - NON-CRIMINAL
10/18/25 15:11:57 9807 - SUSPICIOUS
10/18/25 14:28:54 TRF -TRAFFIC
10/18/25 11:20:16 TRF -TRAFFIC
10/18/25 09:26:19 TRF -TRAFFIC
10/18/25 07:48:59 PROPERTY CHECK
10/17/25 23:32:01 9909P - NON-CRIMINAL
10/17/25 18:51:42 TRF TRAFFIC
10/17/25 13:55:42 9908 - GENERAL
10/17/25 10:31:04 REPO
10/17/25 10:04:26 9908 - GENERAL
10/16/25 21:23:02 FOLLOW UP
10/16/25 16:25:06 9807 - SUSPICIOUS
10/16/25 12:25:12 9501 - STRUCTURE
10/15/25 14:57:14 911H - 911 HANG UP
10/14/25 15:39:02 FOLLOW UP
10/14/25 13:50:10 9806 - CIVIL DISPUTE
10/14/25 12:21:18 FOLLOW UP
10/14/25 10:01:10 9301C - HIT AND RUN
10/14/25 08:59:43 9908 - GENERAL
10/13/25 23:27:48 PROPERTY CHECK
10/13/25 18:13:01 9807 - SUSPICIOUS
10/12/25 16:50:55 99091 - MED 1
10/12/25 15:31:42 5000 - WARRANT PICK UP
10/12/25 13:31:07 FOLLOW UP
10/12/25 10:41:26 PROPERTY CHECK
10/11/25 19:13:20 5300 - DISORDERLY
10/11/25 19:04:38 9807 - SUSPICIOUS
10/10/25 23:29:40 PROPERTY CHECK
10/10/25 18:51:56 TRF -TRAFFIC
10/10/25 14:09:34 TRF -TRAFFIC
10/10/25 12:31:50 9908 - GENERAL ASSIST
10/09/25 23:40:12 PROPERTY CHECK
10/09/25 19:54:09 TRF -TRAFFIC
10/09/25 17:49:41 FOLLOW UP
10/09/25 16:16:19 911H - 911 HANG UP
10/09/25 06:55:10 REPO
10/08/25 23:10:04 PROPERTY CHECK
10/08/25 21:37:03 99091 - MED 1

10/08/25 17:38:49 9807 - SUSPICIOUS SITUATION
 10/08/25 16:41:36 FOLLOW UP
 10/08/25 15:32:34 7000 - JUVENILE
 10/08/25 14:50:34 5403 - TRAFFIC
 10/08/25 14:15:09 99093 - MED 3
 10/07/25 18:28:53 5403 - TRAFFIC
 10/07/25 14:21:05 5701 - TRESPASSING
 10/07/25 12:18:25 2600 - FRAUD
 10/07/25 09:47:55 99091 - MED 1
 10/06/25 22:38:33 9908 - GENERAL
 10/06/25 19:22:01 TRF - TRAFFIC
 10/06/25 17:02:49 FOLLOW UP
 10/06/25 15:12:15 9807 - SUSPICIOUS
 10/05/25 23:23:16 PROPERTY CHECK
 10/05/25 20:03:28 PROPERTY CHECK
 10/05/25 10:12:10 2201 - BURGLARY
 10/04/25 20:15:46 9807 - SUSPICIOUS
 10/04/25 18:02:36 FOLLOW UP
 10/03/25 21:55:40 9807 - SUSPICIOUS
 10/03/25 17:39:38 9504 - WIRES
 10/02/25 20:47:03 99091 - MED 1
 10/02/25 14:41:50 9908A - ASSIST
 10/02/25 12:22:30 99091 - MED 1
 10/02/25 11:26:21 99093 - MED 3
 10/02/25 09:32:34 FOLLOW UP
 10/01/25 13:47:52 9908 - GENERAL
 10/01/25 13:44:31 9908 - GENERAL
 10/01/25 11:32:59 9908 - GENERAL

Public Relations: The Page Memorial Building is a registered prescription drop off site for unwanted medications. The fall take back initiative took place on October 26th and approximately 63 pounds of medication was turned over to agents from the Drug Enforcement Agency for proper disposal.



Trick or Treating in the Village took place on Friday, October 31 from 6p-8p. Donuts and cider were ordered for the community to enjoy, and no major incidents took place during this time.



Department of Public Works
October 16th 2025 to November 11th 2025
Council Report

Parks & Beach

We have been steadily removing leaves from the parks and Swiftys. The park restrooms have been closed, and the water has been shut off.

Streets

We have been cleaning off basin tops when we can between rain events. They pile up with leaves throughout the fall.

Water

We have winterized and inspected our 117 fire hydrants. The building renovation at well #2 has been completed.

DPW

We have been very busy with leaf collection here in the Village, at Woodland, and at Sunfield. The final day for loose leaf collection here in the Village will be November 26th. Fall banners were removed and VFW banners have been placed on the lamp posts. We drained, removed, emptied, and stored the large downtown flower pots. The final brush collection was completed. The next brush collection will be in May 2026.

Additional Comments

We are not collecting any more brush this year. If you see a neighbor piling it curbside; you may want to let them know we are done until next spring. The final day for loose leaf collection will be November 26th, or when a lasting snowfall stops our efforts. I encourage our residents to rake early and rake often. Do not procrastinate and wait until the end of our collection schedule to rake your leaves curbside. If we get a heavy snow, "like we sometimes do in November," our collection efforts can and will likely come to a halt. This recent snowfall was small and has halted collection for several days now as I type this.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	10/31/2025 (ABNORMAL)	MONTH 10/31/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL) BALANCE			
Fund 101 - GENERAL FUND								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
101-000-402.000	CURRENT REAL PROPERTY TAXES	554,560.00	588,097.90	0.00	(33,537.90)	106.05		
101-000-410.000	CURRENT PERSONAL PROPERTY TAX	25,000.00	24,036.14	24.65	963.86	96.14		
101-000-428.000	MANUFACTURED HOUSING FEES	420.00	229.50	25.50	190.50	54.64		
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	8,000.00	8,879.00	0.35	(879.00)	110.99		
101-000-476.000	LIQUOR LICENSE FEES	2,000.00	2,203.85	0.00	(203.85)	110.19		
101-000-477.000	CABLE TV FRANCHISE	1,900.00	703.57	0.00	1,196.43	37.03		
101-000-490.000	SPECIAL USE/ZBA PERMIT	200.00	0.00	0.00	200.00	0.00		
101-000-490.001	ZONING PERMIT FEES	1,000.00	1,200.00	0.00	(200.00)	120.00		
101-000-540.000	STATE GRANTS	0.00	80.17	0.00	(80.17)	100.00		
101-000-542.000	METRO ACT	9,000.00	10,022.33	0.00	(1,022.33)	111.36		
101-000-549.000	TREE GRANT	3,000.00	0.00	0.00	3,000.00	0.00		
101-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	45,000.00	75,624.60	32,019.77	(30,624.60)	168.05		
101-000-574.000	STATE REVENUE SHARING	212,985.00	147,527.00	39,284.00	65,458.00	69.27		
101-000-574.001	EVIP PMTS	57,000.00	35,720.00	8,929.00	21,280.00	62.67		
101-000-601.000	VEHICLE RENTAL INCOME	32,500.00	0.00	0.00	32,500.00	0.00		
101-000-632.000	MOWING	750.00	2,600.00	350.00	(1,850.00)	346.67		
101-000-635.000	MAY CLEAN UP (NON-RESIDENTS)	500.00	1,170.00	0.00	(670.00)	234.00		
101-000-643.000	PENALTIES & INTEREST ON TAXES	300.00	626.41	1.92	(326.41)	208.80		
101-000-656.000	PARKING TICKET FEES	200.00	390.00	0.00	(190.00)	195.00		
101-000-657.000	ORDINANCE FINES	2,000.00	1,084.92	0.00	915.08	54.25		
101-000-665.000	INTEREST	37,500.00	31,489.28	4,089.46	6,010.72	83.97		
101-000-667.000	RENTS-BUILDINGS-LAND	800.00	775.00	0.00	25.00	96.88		
101-000-673.000	SALE OF FIXED ASSET	20,000.00	22,895.00	0.00	(2,895.00)	114.48		
101-000-676.000	REIMBURSEMENTS	162,515.00	0.00	0.00	162,515.00	0.00		
101-000-684.000	MISC REVENUE	500.00	1,120.84	761.94	(620.84)	224.17		
101-000-684.001	MISC REVENUE-MISC REVENUE GENERAL	8,000.00	3,926.69	0.00	4,073.31	49.08		
101-000-684.010	MISC REVENUE-POLICE	250.00	2,579.45	0.00	(2,329.45)	1,031.78		
Total Dept 000 - BALANCE SHEET / GENERAL		1,185,880.00	962,981.65	85,486.59	222,898.35	81.20		
TOTAL REVENUES		1,185,880.00	962,981.65	85,486.59	222,898.35	81.20		
Expenditures								
Dept 101 - GOVERNING BODY								
101-101-702.708	TRUSTEE MEETING FEES	9,000.00	6,000.00	525.00	3,000.00	66.67		
101-101-710.000	EMPLOYER FICA	0.00	458.99	40.16	(458.99)	100.00		
101-101-723.000	WORKMEN'S COMPENSATION	60.00	30.64	0.00	29.36	51.07		
101-101-750.000	DUES & MEMBERSHIPS	2,200.00	2,200.00	0.00	0.00	100.00		
101-101-752.000	EDUCATION & TRAINING	1,500.00	1,560.00	0.00	(60.00)	104.00		
101-101-963.000	MISC EXPENSE	250.00	0.00	0.00	250.00	0.00		
101-101-970.000	CAPITAL OUTLAY	2,000.00	1,574.75	0.00	425.25	78.74		
Total Dept 101 - GOVERNING BODY		15,010.00	11,824.38	565.16	3,185.62	78.78		
Dept 172 - MANAGERS								
101-172-702.001	DEPT HEAD WAGES	68,527.00	1,905.99	0.00	66,621.01	2.78		
101-172-710.000	EMPLOYER FICA	5,250.00	134.91	0.00	5,115.09	2.57		
101-172-711.000	EMPLOYERS SHARE OF PENSION	6,855.00	190.60	0.00	6,664.40	2.78		
101-172-712.000	HEALTH INSURANCE EXPENSE	14,000.00	0.00	0.00	14,000.00	0.00		
101-172-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	4,950.00	0.00	0.00	4,950.00	0.00		
101-172-713.000	DENTAL INSURANCE EXPENSE	1,200.00	0.00	0.00	1,200.00	0.00		
101-172-714.000	OPTICAL PLAN EXPENSE	130.00	0.00	0.00	130.00	0.00		
101-172-720.000	DISABILITY INSURANCE	1,255.00	0.00	0.00	1,255.00	0.00		

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	10/31/2025 (ABNORMAL)	MONTH 10/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-172-721.000	LIFE INSURANCE EXPENSE	285.00	0.00	0.00	285.00	0.00
101-172-723.000	WORKMEN'S COMPENSATION	115.00	114.88	0.00	0.12	99.90
101-172-727.000	OFFICE SUPPLIES	1,000.00	139.93	19.99	860.07	13.99
101-172-730.000	MEALS & MILEAGE	200.00	151.47	0.00	48.53	75.74
101-172-750.000	DUES & MEMBERSHIPS	750.00	99.00	99.00	651.00	13.20
101-172-752.000	EDUCATION & TRAINING	5,000.00	709.85	0.00	4,290.15	14.20
101-172-801.000	CONTRACTED SERVICES	57,000.00	51,407.04	6,240.91	5,592.96	90.19
101-172-850.000	COMMUNICATION EXPENSE	1,200.00	607.05	80.51	592.95	50.59
101-172-970.000	CAPITAL OUTLAY	0.00	299.00	0.00	(299.00)	100.00
Total Dept 172 - MANAGERS		167,717.00	55,759.72	6,440.41	111,957.28	33.25
Dept 261 - GENERAL ADMINISTRATION						
101-261-702.001	DEPT HEAD WAGES	81,500.00	53,222.16	6,268.38	28,277.84	65.30
101-261-710.000	EMPLOYER FICA	6,250.00	3,560.03	452.81	2,689.97	56.96
101-261-711.000	EMPLOYERS SHARE OF PENSION	8,150.00	5,322.23	626.84	2,827.77	65.30
101-261-712.000	HEALTH INSURANCE EXPENSE	18,470.00	13,215.28	1,542.76	5,254.72	71.55
101-261-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	4,950.00	0.00	0.00	4,950.00	0.00
101-261-713.000	DENTAL INSURANCE EXPENSE	1,095.00	716.16	89.52	378.84	65.40
101-261-714.000	OPTICAL PLAN EXPENSE	160.00	102.40	12.80	57.60	64.00
101-261-720.000	DISABILITY INSURANCE	900.00	764.07	107.49	135.93	84.90
101-261-721.000	LIFE INSURANCE EXPENSE	260.00	239.62	21.32	20.38	92.16
101-261-723.000	WORKMEN'S COMPENSATION	135.00	134.86	0.00	0.14	99.90
101-261-727.000	OFFICE SUPPLIES	2,000.00	637.72	0.00	1,362.28	31.89
101-261-728.000	SUPPLIES	0.00	191.80	0.00	(191.80)	100.00
101-261-730.000	MEALS & MILEAGE	200.00	50.82	0.00	149.18	25.41
101-261-740.000	POSTAGE	1,500.00	3,519.04	800.00	(2,019.04)	234.60
101-261-750.000	DUES & MEMBERSHIPS	200.00	290.00	0.00	(90.00)	145.00
101-261-752.000	EDUCATION & TRAINING	3,500.00	2,352.40	684.00	1,147.60	67.21
101-261-755.000	MEADOWBROOK INSURANCE	13,500.00	13,376.00	0.00	124.00	99.08
101-261-801.000	CONTRACTED SERVICES	8,549.00	11,189.10	413.68	(2,640.10)	130.88
101-261-805.000	ATTORNEY FEES	2,000.00	1,025.00	0.00	975.00	51.25
101-261-806.000	AUDIT SERVICES	14,800.00	14,800.00	14,800.00	0.00	100.00
101-261-850.000	COMMUNICATION EXPENSE	1,000.00	4,084.48	320.75	(3,084.48)	408.45
101-261-880.000	COMMUNITY PROMOTION	7,000.00	0.00	0.00	7,000.00	0.00
101-261-957.000	COUNTY DRAIN	6,000.00	0.00	0.00	6,000.00	0.00
101-261-963.000	MISC EXPENSE	0.00	600.00	0.00	(600.00)	100.00
101-261-980.002	SOFTWARE	0.00	564.00	97.00	(564.00)	100.00
Total Dept 261 - GENERAL ADMINISTRATION		182,119.00	129,957.17	26,237.35	52,161.83	71.36
Dept 265 - PAGE MEMORIAL BUILDING						
101-265-702.000	WAGES	11,700.00	7,658.99	825.10	4,041.01	65.46
101-265-702.706	PART TIME WAGES	350.00	346.51	0.00	3.49	99.00
101-265-710.000	EMPLOYER FICA	922.00	587.18	60.55	334.82	63.69
101-265-711.000	EMPLOYERS SHARE OF PENSION	1,170.00	967.36	109.00	202.64	82.68
101-265-723.000	WORKMEN'S COMPENSATION	160.00	17.64	0.00	142.36	11.03
101-265-728.000	SUPPLIES	1,000.00	33.25	33.25	966.75	3.33
101-265-750.000	MEADOWBROOK INSURANCE	1,100.00	1,925.00	0.00	(825.00)	175.00
101-265-850.000	COMMUNICATION EXPENSE	1,200.00	775.50	74.74	424.50	64.63
101-265-920.000	GAS AND ELECTRIC	7,000.00	4,896.00	416.92	2,104.00	69.94
101-265-931.001	MAINTENANCE/REPAIR-BUILDING	4,000.00	208.93	0.00	3,791.07	5.22
101-265-931.002	MAINTENANCE/REPAIR-EQUIPMENT	2,500.00	534.71	0.00	1,965.29	21.39
101-265-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	3,500.00	323.08	0.00	3,176.92	9.23

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	10/31/2025 (ABNORMAL)	MONTH 10/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-265-980.001	HARDWARE	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 265 - PAGE MEMORIAL BUILDING		36,102.00	18,274.15	1,519.56	17,827.85	50.62
Dept 301 - POLICE						
101-301-702.001	DEPARTMENT HEAD WAGES	86,825.00	56,283.70	6,775.76	30,541.30	64.82
101-301-702.704	FULL TIME WAGES	187,125.00	81,859.10	9,669.30	105,265.90	43.75
101-301-702.705	OVER TIME WAGES	1,000.00	3,491.36	0.00	(2,491.36)	349.14
101-301-702.706	PART TIME WAGES	25,500.00	16,078.40	2,022.88	9,421.60	63.05
101-301-702.717	NO FRINGE BENEFIT INCENTIVE	6,600.00	6,600.00	0.00	0.00	100.00
101-301-710.000	EMPLOYER FICA	22,870.00	12,437.58	1,397.24	10,432.42	54.38
101-301-711.000	EMPLOYERS SHARE OF PENSION	29,900.00	8,748.91	1,845.71	21,151.09	29.26
101-301-712.000	HEALTH INSURANCE EXPENSE	21,500.00	6,722.78	898.70	14,777.22	31.27
101-301-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	9,900.00	0.00	0.00	9,900.00	0.00
101-301-713.000	DENTAL INSURANCE EXPENSE	2,090.00	800.08	100.01	1,289.92	38.28
101-301-714.000	OPTICAL PLAN EXPENSE	300.00	86.64	10.83	213.36	28.88
101-301-716.000	WELLNESS PROGRAM	360.00	0.00	0.00	360.00	0.00
101-301-720.000	DISABILITY INSURANCE	3,800.00	2,063.86	261.11	1,736.14	54.31
101-301-721.000	LIFE INSURANCE EXPENSE	1,125.00	497.92	62.24	627.08	44.26
101-301-723.000	WORKMEN'S COMPENSATION	3,500.00	3,065.13	0.00	434.87	87.58
101-301-724.001	TUITION REIMBURSEMENT	2,000.00	0.00	0.00	2,000.00	0.00
101-301-727.000	OFFICE SUPPLIES	750.00	266.98	0.00	483.02	35.60
101-301-728.000	SUPPLIES	2,000.00	950.15	454.42	1,049.85	47.51
101-301-729.000	RESERVE SUPPLIES	250.00	0.00	0.00	250.00	0.00
101-301-730.000	MEALS & MILEAGE	500.00	516.32	0.00	(16.32)	103.26
101-301-731.000	VESTS	1,000.00	0.00	0.00	1,000.00	0.00
101-301-741.000	MEDICAL & PHYSICALS	2,000.00	0.00	0.00	2,000.00	0.00
101-301-744.000	CLOTHING EXPENSE	2,000.00	826.50	0.00	1,173.50	41.33
101-301-745.000	UNIFORM CLEANING	300.00	0.00	0.00	300.00	0.00
101-301-750.000	DUES & MEMBERSHIPS	525.00	290.00	0.00	235.00	55.24
101-301-751.000	GASOLINE PURCHASES	9,500.00	3,449.00	560.98	6,051.00	36.31
101-301-752.000	EDUCATION & TRAINING	5,000.00	2,620.53	545.08	2,379.47	52.41
101-301-752.001	RANGE QUALIFICATION	1,500.00	0.00	0.00	1,500.00	0.00
101-301-752.002	CPE TRAINING	4,500.00	0.00	0.00	4,500.00	0.00
101-301-755.000	MEADOWBROOK INSURANCE	6,600.00	6,998.00	0.00	(398.00)	106.03
101-301-801.000	CONTRACTED SERVICES	3,000.00	2,043.30	555.43	956.70	68.11
101-301-805.000	ATTORNEY FEES	1,000.00	0.00	0.00	1,000.00	0.00
101-301-850.000	COMMUNICATION EXPENSE	6,750.00	3,932.64	302.32	2,817.36	58.26
101-301-880.000	COMMUNITY PROMOTION	350.00	0.00	0.00	350.00	0.00
101-301-931.002	MAINTENANCE/REPAIR-EQUIPMENT	1,500.00	54.67	0.00	1,445.33	3.64
101-301-931.004	MAINTENANCE/REPAIR-VEHICLE	3,500.00	4,328.33	421.00	(828.33)	123.67
101-301-980.002	SOFTWARE	1,500.00	728.00	104.00	772.00	48.53
Total Dept 301 - POLICE		458,420.00	225,739.88	25,987.01	232,680.12	49.24
Dept 441 - PUBLIC WORKS						
101-441-702.001	DEPT HEAD WAGES	36,355.00	23,758.04	2,796.24	12,596.96	65.35
101-441-702.704	FULL TIME WAGES	86,175.00	37,881.08	5,224.38	48,293.92	43.96
101-441-702.705	OVER TIME WAGES	1,000.00	240.42	0.00	759.58	24.04
101-441-702.706	PART TIME WAGES	2,225.00	3,022.32	122.38	(797.32)	135.83
101-441-702.717	NO FRINGE BENEFIT INCENTIVE	6,000.00	0.00	0.00	6,000.00	0.00
101-441-710.000	EMPLOYER FICA	9,550.00	5,190.01	600.60	4,359.99	54.35
101-441-711.000	EMPLOYERS SHARE OF PENSION	12,375.00	8,944.64	1,159.03	3,430.36	72.28
101-441-712.000	HEALTH INSURANCE EXPENSE	17,850.00	18,775.11	2,251.32	(925.11)	105.18

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REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE

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PERIOD ENDING 10/31/2025

DB: Lake Odessa Vil

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	10/31/2025 (NORMAL (ABNORMAL))	MONTH 10/31/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL) BALANCE			
Fund 101 - GENERAL FUND								
Expenditures								
101-441-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	9,900.00	0.00	0.00	9,900.00	0.00		
101-441-713.000	DENTAL INSURANCE EXPENSE	3,600.00	3,093.92	386.74	506.08	85.94		
101-441-714.000	OPTICAL PLAN EXPENSE	405.00	361.20	45.15	43.80	89.19		
101-441-720.000	DISABILITY INSURANCE	2,315.00	2,318.82	288.25	(3.82)	100.17		
101-441-721.000	LIFE INSURANCE EXPENSE	740.00	603.72	76.54	136.28	81.58		
101-441-723.000	WORKMEN'S COMPENSATION	3,800.00	4,912.18	0.00	(1,112.18)	129.27		
101-441-727.000	OFFICE SUPPLIES	1,500.00	7.99	0.00	1,492.01	0.53		
101-441-728.000	SUPPLIES	4,000.00	281.31	161.91	3,718.69	7.03		
101-441-730.000	MEALS & MILEAGE	0.00	123.47	123.47	(123.47)	100.00		
101-441-741.000	MEDICAL & PHYSICALS	250.00	179.00	42.00	71.00	71.60		
101-441-744.000	CLOTHING EXPENSE	1,100.00	446.96	0.00	653.04	40.63		
101-441-750.000	DUES & MEMBERSHIPS	1,200.00	20.00	0.00	1,180.00	1.67		
101-441-751.000	GASOLINE PURCHASES	8,500.00	3,239.16	482.61	5,260.84	38.11		
101-441-752.000	EDUCATION & TRAINING	500.00	706.32	368.82	(206.32)	141.26		
101-441-755.000	MEADOWBROOK INSURANCE	4,350.00	5,812.00	0.00	(1,462.00)	133.61		
101-441-756.000	LICENSE FEES	300.00	0.00	0.00	300.00	0.00		
101-441-850.000	COMMUNICATION EXPENSE	3,000.00	1,338.79	106.10	1,661.21	44.63		
101-441-920.000	GAS AND ELECTRIC	3,000.00	1,550.13	102.67	1,449.87	51.67		
101-441-931.001	MAINTENANCE/REPAIR-BUILDING	7,500.00	201.12	74.62	7,298.88	2.68		
101-441-931.002	MAINTENANCE/REPAIR-EQUIPMENT	7,500.00	4,761.78	834.85	2,738.22	63.49		
101-441-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	500.00	0.00	0.00	500.00	0.00		
101-441-931.004	MAINTENANCE/REPAIR-VEHICLE	3,000.00	1,242.45	321.00	1,757.55	41.42		
101-441-931.005	MAINTENANCE/REPAIR-TREES	500.00	0.00	0.00	500.00	0.00		
101-441-933.000	MAY CLEAN UP	5,000.00	3,709.80	0.00	1,290.20	74.20		
101-441-934.000	REFUSE REMOVAL	1,200.00	840.40	105.05	359.60	70.03		
101-441-955.002	EQUIPMENT RENTAL EXPENSE	500.00	0.00	0.00	500.00	0.00		
101-441-955.003	SAFETY	1,500.00	697.41	0.00	802.59	46.49		
101-441-963.000	MISC EXPENSE	1,000.00	0.00	0.00	1,000.00	0.00		
101-441-967.000	PROJECT COSTS	3,000.00	0.00	0.00	3,000.00	0.00		
101-441-970.000	CAPITAL OUTLAY	10,000.00	11,302.04	0.00	(1,302.04)	113.02		

Total Dept 441 - PUBLIC WORKS	261,190.00	145,561.59	15,673.73	115,628.41	55.73
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Dept 448 - PUBLIC UTILITIES-STREET LIGHTING					
101-448-924.000 STREET LIGHT EXPENSE	34,000.00	22,527.20	2,732.25	11,472.80	66.26

Total Dept 448 - PUBLIC UTILITIES-STREET LIGHTING	34,000.00	22,527.20	2,732.25	11,472.80	66.26
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Dept 536 - WATER/SEWER					
101-536-928.000 SEWER EXPENSE	3,500.00	2,125.26	708.42	1,374.74	60.72
101-536-929.000 WATER EXPENSE	2,500.00	1,512.86	630.65	987.14	60.51

Total Dept 536 - WATER/SEWER	6,000.00	3,638.12	1,339.07	2,361.88	60.64
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Dept 722 - ZONING					
101-722-702.706 PART TIME WAGES	7,400.00	4,488.68	528.08	2,911.32	60.66
101-722-710.000 EMPLOYER FICA	680.00	343.39	40.40	336.61	50.50
101-722-802.000 PLANNING & ZONING-OTHER	10,000.00	7,060.00	0.00	2,940.00	70.60
101-722-850.000 COMMUNICATION EXPENSE	500.00	0.00	0.00	500.00	0.00

Total Dept 722 - ZONING	18,580.00	11,892.07	568.48	6,687.93	64.00
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DB: Lake Odessa Vil								
G/L NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	10/31/2025	MONTH 10/31/2025	BALANCE		
				INCREASE	(DECREASE)	NORMAL (ABNORMAL)		
Fund 101 - GENERAL FUND								
Expenditures								
Dept 728 - ECONOMIC DEVELOPMENT								
101-728-801.000	CONTRACTED SERVICES	2,000.00	2,000.00		0.00	0.00		100.00
Total Dept 728 - ECONOMIC DEVELOPMENT		2,000.00	2,000.00		0.00	0.00		100.00
Dept 751 - PARKS AND RECREATION								
101-751-702.001	DEPT HEAD WAGES	14,550.00	9,503.29		1,118.52	5,046.71		65.31
101-751-702.704	FULL TIME WAGES	28,620.00	18,237.19		4,048.69	10,382.81		63.72
101-751-702.706	PART TIME WAGES	8,700.00	7,275.18		276.70	1,424.82		83.62
101-751-710.000	EMPLOYER FICA	3,975.00	2,600.76		399.72	1,374.24		65.43
101-751-711.000	EMPLOYERS SHARE OF PENSION	4,800.00	4,225.18		682.59	574.82		88.02
101-751-723.000	WORKMEN'S COMPENSATION	668.00	109.55		0.00	558.45		16.40
101-751-728.000	SUPPLIES	2,000.00	1,206.30		33.25	793.70		60.32
101-751-755.000	MEADOWBROOK INSURANCE	2,340.00	898.00		0.00	1,442.00		38.38
101-751-801.000	CONTRACTED SERVICES	46,000.00	0.00		0.00	46,000.00		0.00
101-751-882.000	SWIFTY'S PLACE	250.00	0.00		0.00	250.00		0.00
101-751-920.000	GAS AND ELECTRIC	3,800.00	2,721.28		321.32	1,078.72		71.61
101-751-931.001	MAINTENANCE/REPAIR-BUILDING	5,000.00	2,419.84		45.98	2,580.16		48.40
101-751-931.002	MAINTENANCE/REPAIR-EQUIPMENT	2,500.00	863.60		108.19	1,636.40		34.54
101-751-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	7,500.00	5,438.71		2,399.90	2,061.29		72.52
101-751-970.000	CAPITAL OUTLAY	20,000.00	18,576.70		0.00	1,423.30		92.88
Total Dept 751 - PARKS AND RECREATION		150,703.00	74,075.58		9,434.86	76,627.42		49.15
TOTAL EXPENDITURES		1,331,841.00	701,249.86		90,497.88	630,591.14		52.65
Fund 101 - GENERAL FUND:								
TOTAL REVENUES		1,185,880.00	962,981.65		85,486.59	222,898.35		81.20
TOTAL EXPENDITURES		1,331,841.00	701,249.86		90,497.88	630,591.14		52.65
NET OF REVENUES & EXPENDITURES		(145,961.00)	261,731.79		(5,011.29)	(407,692.79)		179.32

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User: KATHY		PERIOD ENDING 10/31/2025					
DB: Lake Odessa Vil							
GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED	
Fund 202 - MAJOR STREET FUND							
Revenues							
Dept 000 - BALANCE SHEET / GENERAL							
202-000-546.000	ACT 51 / STREETS	224,750.00	152,333.08	0.00	72,416.92	67.78	
202-000-665.000	INTEREST	4,000.00	9,035.84	944.71	(5,035.84)	225.90	
Total Dept 000 - BALANCE SHEET / GENERAL		228,750.00	161,368.92	944.71	67,381.08	70.54	
TOTAL REVENUES		228,750.00	161,368.92	944.71	67,381.08	70.54	
Expenditures							
Dept 449 - STREET DEPT (ACT 51)							
202-449-702.001	DEPT HEAD WAGES	5,460.00	3,563.76	419.44	1,896.24	65.27	
202-449-710.000	EMPLOYER FICA	420.00	272.61	32.08	147.39	64.91	
202-449-711.000	EMPLOYERS SHARE OF PENSION	546.00	759.36	94.92	(213.36)	139.08	
202-449-712.002	ADMIN BENEFITS	205.00	137.15	17.02	67.85	66.90	
202-449-731.000	COLD/HOT PATCH	1,200.00	0.00	0.00	1,200.00	0.00	
202-449-734.000	SALT/SAND ROADS	3,700.00	1,745.70	0.00	1,954.30	47.18	
202-449-801.000	CONTRACTED SERVICES	24,800.00	17,235.00	0.00	7,565.00	69.50	
202-449-863.000	STREET STRIPING	4,500.00	4,100.73	0.00	399.27	91.13	
202-449-865.000	STREET SIGNS	1,000.00	0.00	0.00	1,000.00	0.00	
202-449-944.867	VEHICLE RENTAL - STREET REPAIRS	14,000.00	0.00	0.00	14,000.00	0.00	
202-449-944.869	VEHICLE RENTAL - SNOW REMOVAL	8,000.00	0.00	0.00	8,000.00	0.00	
202-449-963.000	MISC EXPENSE	2,500.00	907.93	0.00	1,592.07	36.32	
202-449-970.006	STREET REPAIRS	90,000.00	57,900.00	0.00	32,100.00	64.33	
202-449-995.000	TRANSFERS OUT	75,000.00	0.00	0.00	75,000.00	0.00	
202-449-995.005	ADMINISTRATIVE REIMBURSEMENT	8,369.00	0.00	0.00	8,369.00	0.00	
Total Dept 449 - STREET DEPT (ACT 51)		239,700.00	86,622.24	563.46	153,077.76	36.14	
Dept 450 - MAINTENANCE / CONSTRUCTION							
202-450-702.001	MAINTENANCE WAGES	7,410.00	4,762.89	15.37	2,647.11	64.28	
202-450-710.000	MAINTENANCE EMPLOYER FICA	570.00	351.29	1.17	218.71	61.63	
202-450-711.000	MAINTENANCE ER SHARE OF PENSION	741.00	411.18	0.00	329.82	55.49	
202-450-712.002	MAINTENANCE BENEFITS	1,280.00	0.00	0.00	1,280.00	0.00	
Total Dept 450 - MAINTENANCE / CONSTRUCTION		10,001.00	5,525.36	16.54	4,475.64	55.25	
Dept 869 - SNOW REMOVAL							
202-869-702.001	SNOW REMOVAL WAGES	4,165.00	0.00	0.00	4,165.00	0.00	
202-869-710.000	SNOW REMOVAL EMPLOYER FICA	320.00	0.00	0.00	320.00	0.00	
202-869-711.000	SNOW REMOVAL SHARE OF PENSION	420.00	0.00	0.00	420.00	0.00	
202-869-712.002	SNOW REMOVAL BENEFITS	715.00	0.00	0.00	715.00	0.00	
Total Dept 869 - SNOW REMOVAL		5,620.00	0.00	0.00	5,620.00	0.00	
TOTAL EXPENDITURES		255,321.00	92,147.60	580.00	163,173.40	36.09	
Fund 202 - MAJOR STREET FUND:							
TOTAL REVENUES		228,750.00	161,368.92	944.71	67,381.08	70.54	
TOTAL EXPENDITURES		255,321.00	92,147.60	580.00	163,173.40	36.09	

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	10/31/2025 (ABNORMAL)	MONTH INCREASE	10/31/2025 (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 202 - MAJOR STREET FUND								
NET OF REVENUES & EXPENDITURES		(26,571.00)	69,221.32		364.71		(95,792.32)	260.51

11/10/2025 04:27 PM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE				Page: 8/16	
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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED	
Fund 203 - LOCAL STREET FUND							
Revenues							
Dept 000 - BALANCE SHEET / GENERAL							
203-000-546.000	ACT 51 / STREETS	78,500.00	53,347.79	0.00	25,152.21	67.96	
203-000-665.000	INTEREST	2,750.00	4,108.33	372.06	(1,358.33)	149.39	
203-000-684.000	MISC REVENUE	42,500.00	46,690.27	0.00	(4,190.27)	109.86	
203-000-699.000	TRANSFERS IN	75,000.00	0.00	0.00	75,000.00	0.00	
Total Dept 000 - BALANCE SHEET / GENERAL		198,750.00	104,146.39	372.06	94,603.61	52.40	
TOTAL REVENUES		198,750.00	104,146.39	372.06	94,603.61	52.40	
Expenditures							
Dept 449 - STREET DEPT (ACT 51)							
203-449-702.001	DEPT HEAD WAGES	7,275.00	4,751.58	559.24	2,523.42	65.31	
203-449-710.000	EMPLOYER FICA	560.00	363.47	42.77	196.53	64.91	
203-449-711.000	EMPLOYERS SHARE OF PENSION	730.00	1,012.48	126.56	(282.48)	138.70	
203-449-712.002	ADMIN BENEFITS	275.00	182.88	22.69	92.12	66.50	
203-449-731.000	COLD/HOT PATCH	1,200.00	0.00	0.00	1,200.00	0.00	
203-449-734.000	SALT/SAND ROADS	3,700.00	1,745.70	0.00	1,954.30	47.18	
203-449-801.000	CONTRACTED SERVICES	98,019.00	53,981.20	10,598.75	44,037.80	55.07	
203-449-863.000	STREET STRIPING	1,500.00	422.92	0.00	1,077.08	28.19	
203-449-865.000	STREET SIGNS	1,000.00	0.00	0.00	1,000.00	0.00	
203-449-866.000	STREET RE-SURFACING	75,000.00	47,000.00	0.00	28,000.00	62.67	
203-449-944.867	VEHICLE RENTAL - STREET REPAIRS	12,000.00	0.00	0.00	12,000.00	0.00	
203-449-944.869	VEHICLE RENTAL - SNOW REMOVAL	5,000.00	0.00	0.00	5,000.00	0.00	
203-449-963.000	MISC EXPENSE	2,000.00	959.69	0.00	1,040.31	47.98	
203-449-995.005	ADMINISTRATIVE REIMBURSEMENT	6,160.00	0.00	0.00	6,160.00	0.00	
Total Dept 449 - STREET DEPT (ACT 51)		214,419.00	110,419.92	11,350.01	103,999.08	51.50	
Dept 450 - MAINTENANCE / CONSTRUCTION							
203-450-702.001	MAINTENANCE WAGES	9,900.00	16,838.36	147.92	(6,938.36)	170.08	
203-450-710.000	MAINTENANCE EMPLOYER FICA	760.00	1,234.60	10.93	(474.60)	162.45	
203-450-711.000	MAINTENANCE ER SHARE OF PENSION	990.00	1,425.08	8.64	(435.08)	143.95	
203-450-712.002	MAINTENANCE BENEFITS	1,750.00	0.00	0.00	1,750.00	0.00	
Total Dept 450 - MAINTENANCE / CONSTRUCTION		13,400.00	19,498.04	167.49	(6,098.04)	145.51	
Dept 869 - SNOW REMOVAL							
203-869-702.001	SNOW REMOVAL WAGES	4,840.00	0.00	0.00	4,840.00	0.00	
203-869-710.000	SNOW REMOVAL FICA	370.00	0.00	0.00	370.00	0.00	
203-869-711.000	SNOW REMOVAL SHARE OF PENSION	484.00	0.00	0.00	484.00	0.00	
203-869-712.002	SNOW REMOVAL BENEFITS	910.00	0.00	0.00	910.00	0.00	
Total Dept 869 - SNOW REMOVAL		6,604.00	0.00	0.00	6,604.00	0.00	
TOTAL EXPENDITURES		234,423.00	129,917.96	11,517.50	104,505.04	55.42	
Fund 203 - LOCAL STREET FUND:							
TOTAL REVENUES		198,750.00	104,146.39	372.06	94,603.61	52.40	

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	10/31/2025 (ABNORMAL)	MONTH INCREASE	10/31/2025 (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 203 - LOCAL STREET FUND								
TOTAL EXPENDITURES		234,423.00	129,917.96		11,517.50		104,505.04	55.42
NET OF REVENUES & EXPENDITURES		(35,673.00)	(25,771.57)		(11,145.44)		(9,901.43)	72.24

11/10/2025 04:27 PM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE				Page: 10/16	
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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED	
Fund 204 - GENERAL HWY							
Revenues							
Dept 000 - BALANCE SHEET / GENERAL							
204-000-402.000	CURRENT REAL PROPERTY TAXES	248,525.00	263,553.18	0.00	(15,028.18)	106.05	
204-000-410.000	CURRENT PERSONAL PROPERTY TAX	12,000.00	10,771.73	11.04	1,228.27	89.76	
204-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	22,000.00	41,699.68	13,070.47	(19,699.68)	189.54	
204-000-643.000	PENALTIES & INTEREST ON TAXES	0.00	0.22	0.22	(0.22)	100.00	
204-000-665.000	INTEREST	5,000.00	9,066.88	1,296.32	(4,066.88)	181.34	
Total Dept 000 - BALANCE SHEET / GENERAL		287,525.00	325,091.69	14,378.05	(37,566.69)	113.07	
TOTAL REVENUES		287,525.00	325,091.69	14,378.05	(37,566.69)	113.07	
Expenditures							
Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)							
204-446-970.000	SIDEWALK REPLACEMENT PROGRAM	15,000.00	12,121.53	0.00	2,878.47	80.81	
204-446-991.000	CAPITAL IMPROV BOND II - PRIN	119,200.00	119,200.00	0.00	0.00	100.00	
204-446-994.000	CAP IMPROV BOND II INTEREST	7,200.00	4,857.65	727.20	2,342.35	67.47	
204-446-995.005	ADMINISTRATIVE REIMBURSEMENT	58,620.00	0.00	0.00	58,620.00	0.00	
Total Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)		200,020.00	136,179.18	727.20	63,840.82	68.08	
Dept 450 - MAINTENANCE / CONSTRUCTION							
204-450-702.001	STREET ADMIN SALARY	9,100.00	5,939.50	699.08	3,160.50	65.27	
204-450-710.000	STREET ADMIN FICA	700.00	454.36	53.48	245.64	64.91	
204-450-711.000	EMPLOYERS SHARE OF PENSION	910.00	1,265.60	158.20	(355.60)	139.08	
204-450-712.002	STREET ADMIN BENEFITS	350.00	228.59	28.37	121.41	65.31	
Total Dept 450 - MAINTENANCE / CONSTRUCTION		11,060.00	7,888.05	939.13	3,171.95	71.32	
TOTAL EXPENDITURES		211,080.00	144,067.23	1,666.33	67,012.77	68.25	
Fund 204 - GENERAL HWY:							
TOTAL REVENUES		287,525.00	325,091.69	14,378.05	(37,566.69)	113.07	
TOTAL EXPENDITURES		211,080.00	144,067.23	1,666.33	67,012.77	68.25	
NET OF REVENUES & EXPENDITURES		76,445.00	181,024.46	12,711.72	(104,579.46)	236.80	

11/10/2025 04:27 PM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE					Page: 11/16	
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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 10/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
248-000-402.000	CURRENT REAL PROPERTY TAXES	56,000.00	0.00	0.00	56,000.00	0.00		
248-000-665.000	INTEREST	625.00	59.05	8.56	565.95	9.45		
Total Dept 000 - BALANCE SHEET / GENERAL		56,625.00	59.05	8.56	56,565.95	0.10		
TOTAL REVENUES		56,625.00	59.05	8.56	56,565.95	0.10		
Expenditures								
Dept 275 - DDA								
248-275-727.000	OFFICE SUPPLIES	50.00	127.67	0.00	(77.67)	255.34		
248-275-740.000	POSTAGE	25.00	0.00	0.00	25.00	0.00		
248-275-750.000	DUES & MEMBERSHIPS	50.00	40.00	0.00	10.00	80.00		
248-275-752.000	EDUCATION & TRAINING	500.00	0.00	0.00	500.00	0.00		
248-275-801.000	CONTRACTED SERVICES	10,500.00	7,450.59	35.23	3,049.41	70.96		
248-275-805.000	ATTORNEY FEES	3,000.00	1,666.00	0.00	1,334.00	55.53		
248-275-806.000	AUDIT SERVICES	200.00	0.00	0.00	200.00	0.00		
248-275-881.000	ADVERTISING	750.00	750.00	0.00	0.00	100.00		
248-275-955.000	MISCELLANEOUS EXPENSE	30,000.00	218.78	0.00	29,781.22	0.73		
248-275-967.000	BEAUTIFICATION	42,000.00	3,863.65	0.00	38,136.35	9.20		
248-275-967.002	CHRISTMAS DECORATIONS	2,000.00	0.00	0.00	2,000.00	0.00		
248-275-995.005	ADMINISTRATIVE REIMBURSEMENT	5,000.00	0.00	0.00	5,000.00	0.00		
Total Dept 275 - DDA		94,075.00	14,116.69	35.23	79,958.31	15.01		
TOTAL EXPENDITURES		94,075.00	14,116.69	35.23	79,958.31	15.01		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		56,625.00	59.05	8.56	56,565.95	0.10		
TOTAL EXPENDITURES		94,075.00	14,116.69	35.23	79,958.31	15.01		
NET OF REVENUES & EXPENDITURES		(37,450.00)	(14,057.64)	(26.67)	(23,392.36)	37.54		

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	10/31/2025	MONTH 10/31/2025		BALANCE		
			NORMAL (ABNORMAL)	INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 259 - 302 POLICE TRAINING								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
259-000-540.000	STATE GRANTS	800.00	0.00		0.00	800.00		0.00
259-000-665.000	INTEREST	0.00	0.54		0.00	(0.54)		100.00
Total Dept 000 - BALANCE SHEET / GENERAL		800.00	0.54		0.00	799.46		0.07
TOTAL REVENUES		800.00	0.54		0.00	799.46		0.07
Expenditures								
Dept 301 - POLICE								
259-301-752.000	EDUCATION & TRAINING	988.00	182.44		0.00	805.56		18.47
Total Dept 301 - POLICE		988.00	182.44		0.00	805.56		18.47
TOTAL EXPENDITURES		988.00	182.44		0.00	805.56		18.47
Fund 259 - 302 POLICE TRAINING:								
TOTAL REVENUES		800.00	0.54		0.00	799.46		0.07
TOTAL EXPENDITURES		988.00	182.44		0.00	805.56		18.47
NET OF REVENUES & EXPENDITURES		(188.00)	(181.90)		0.00	(6.10)		96.76

User: KATHY

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PERIOD ENDING 10/31/2025

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	10/31/2025 NORMAL (ABNORMAL)	MONTH 10/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 290 - ARTS						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
290-000-540.000	STATE GRANTS	10,000.00	0.00	0.00	10,000.00	0.00
290-000-602.003	FOOD BOOTH FEES	300.00	510.00	0.00	(210.00)	170.00
290-000-602.290	ART IN THE PARK REVENUE	6,500.00	5,485.00	0.00	1,015.00	84.38
290-000-665.000	INTEREST	350.00	29.56	3.51	320.44	8.45
290-000-674.000	DONATIONS-PRIVATE SOURCES	7,500.00	4,950.00	0.00	2,550.00	66.00
290-000-684.000	MISC REVENUE	0.00	50.00	0.00	(50.00)	100.00
Total Dept 000 - BALANCE SHEET / GENERAL		24,650.00	11,024.56	3.51	13,625.44	44.72
TOTAL REVENUES		24,650.00	11,024.56	3.51	13,625.44	44.72
Expenditures						
Dept 752 - ARTS						
290-752-727.000	OFFICE SUPPLIES	100.00	0.00	0.00	100.00	0.00
290-752-728.000	SUPPLIES	600.00	192.42	13.00	407.58	32.07
290-752-740.000	POSTAGE	100.00	70.85	0.00	29.15	70.85
290-752-770.000	CREDIT CARD FEES	100.00	(37.96)	0.00	137.96	(37.96)
290-752-793.000	OPERATING EXPENSE	100.00	40.00	0.00	60.00	40.00
290-752-794.000	T-SHIRTS	500.00	746.54	0.00	(246.54)	149.31
290-752-795.000	SOUND	1,800.00	1,886.70	0.00	(86.70)	104.82
290-752-798.000	CONCESSIONS SUPPLIES	350.00	515.75	0.00	(165.75)	147.36
290-752-803.000	SECURITY	150.00	150.00	0.00	0.00	100.00
290-752-806.000	AUDIT SERVICES	150.00	0.00	0.00	150.00	0.00
290-752-851.000	RADIOS	150.00	144.00	0.00	6.00	96.00
290-752-852.000	TELEPHONE	550.00	346.55	40.70	203.45	63.01
290-752-881.000	ADVERTISING	8,400.00	6,410.70	0.00	1,989.30	76.32
290-752-883.000	PUBLIC ART PROJECT	13,000.00	5,219.00	3,120.00	7,781.00	40.15
290-752-890.001	CLEAN UP	940.00	0.00	0.00	940.00	0.00
290-752-895.000	KIDS AREA	500.00	337.50	0.00	162.50	67.50
290-752-898.000	ENTERTAINMENT	1,800.00	2,300.00	0.00	(500.00)	127.78
290-752-953.000	PORT A POTTY	625.00	460.00	0.00	165.00	73.60
290-752-955.000	GOLF CART RENTALS	1,600.00	1,589.27	0.00	10.73	99.33
290-752-956.000	TENT, TABLES, CHAIR RENTALS	750.00	556.00	0.00	194.00	74.13
290-752-963.000	MISCELLANEOUS EXPENSE	50.00	209.83	0.00	(159.83)	419.66
290-752-964.000	REFUND/REIMBURSEMENTS	200.00	594.40	81.95	(394.40)	297.20
290-752-967.000	PROJECT COSTS	2,400.00	0.00	0.00	2,400.00	0.00
Total Dept 752 - ARTS		34,915.00	21,731.55	3,255.65	13,183.45	62.24
TOTAL EXPENDITURES		34,915.00	21,731.55	3,255.65	13,183.45	62.24
Fund 290 - ARTS:						
TOTAL REVENUES		24,650.00	11,024.56	3.51	13,625.44	44.72
TOTAL EXPENDITURES		34,915.00	21,731.55	3,255.65	13,183.45	62.24
NET OF REVENUES & EXPENDITURES		(10,265.00)	(10,706.99)	(3,252.14)	441.99	104.31

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	10/31/2025 NORMAL (ABNORMAL)	MONTH 10/31/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE		
Fund 590 - SEWER FUND								
Revenues								
Dept 000 - BALANCE SHEET / GENERAL								
590-000-590.603	SEWER NSF REVENUE	0.00	70.00		35.00		(70.00)	100.00
590-000-614.000	SEWER REVENUE	0.00	1,027,222.96		199,855.84		(1,027,222.96)	100.00
590-000-615.000	SEWER PENALTIES	0.00	7,582.89		20.24		(7,582.89)	100.00
590-000-619.000	LAB TESTING REVENUE	0.00	120.00		40.00		(120.00)	100.00
Total Dept 000 - BALANCE SHEET / GENERAL		0.00	1,034,995.85		199,951.08		(1,034,995.85)	100.00
TOTAL REVENUES		0.00	1,034,995.85		199,951.08		(1,034,995.85)	100.00
Fund 590 - SEWER FUND:								
TOTAL REVENUES		0.00	1,034,995.85		199,951.08		(1,034,995.85)	100.00
TOTAL EXPENDITURES		0.00	0.00		0.00		0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	1,034,995.85		199,951.08		(1,034,995.85)	100.00

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	10/31/2025 (ABNORMAL)	MONTH 10/31/2025 INCREASE (DECREASE)	BALANCE (ABNORMAL)	
Fund 591 - WATER FUND						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
591-000-642.001	FINAL READ INCOME	1,037,500.00	750,080.66	110,715.22	287,419.34	72.30
591-000-642.002	WATER HOOK UP FEES	10,000.00	12,891.73	0.00	(2,891.73)	128.92
591-000-643.000	PENALTIES & INTEREST	5,500.00	3,712.95	22.69	1,787.05	67.51
591-000-665.000	INTEREST	21,000.00	27,922.57	3,287.56	(6,922.57)	132.96
591-000-684.000	MISC REVENUE	11,000.00	35.00	0.00	10,965.00	0.32
Total Dept 000 - BALANCE SHEET / GENERAL		1,085,000.00	794,642.91	114,025.47	290,357.09	73.24
TOTAL REVENUES		1,085,000.00	794,642.91	114,025.47	290,357.09	73.24
Expenditures						
Dept 536 - WATER/SEWER						
591-536-702.001	DEPT HEAD WAGES	15,460.00	10,097.29	1,188.43	5,362.71	65.31
591-536-702.704	FULL TIME WAGES	30,100.00	26,571.15	3,855.55	3,528.85	88.28
591-536-702.705	OVER TIME WAGES	1,000.00	382.53	320.56	617.47	38.25
591-536-702.706	PART TIME WAGES	2,100.00	1,715.64	151.36	384.36	81.70
591-536-702.710	WATER LICENSE STIPEND	5,600.00	0.00	0.00	5,600.00	0.00
591-536-702.717	NO FRINGE BENEFIT INCENTIVE	0.00	3,000.00	0.00	(3,000.00)	100.00
591-536-710.000	EMPLOYER FICA	370.00	3,062.84	401.28	(2,692.84)	827.79
591-536-711.000	EMPLOYERS SHARE OF PENSION	4,650.00	4,971.50	706.67	(321.50)	106.91
591-536-712.000	HEALTH INSURANCE EXPENSE	5,550.00	(1,702.16)	0.00	7,252.16	(30.67)
591-536-713.000	DENTAL INSURANCE EXPENSE	905.00	199.44	24.93	705.56	22.04
591-536-714.000	OPTICAL PLAN EXPENSE	125.00	15.20	1.90	109.80	12.16
591-536-720.000	DISABILITY INSURANCE	625.00	144.97	17.77	480.03	23.20
591-536-721.000	LIFE INSURANCE EXPENSE	200.00	28.96	3.62	171.04	14.48
591-536-723.000	WORKMEN'S COMPENSATION	1,800.00	932.12	0.00	867.88	51.78
591-536-727.000	OFFICE SUPPLIES	1,000.00	0.00	0.00	1,000.00	0.00
591-536-728.000	SUPPLIES	1,500.00	1,085.31	0.00	414.69	72.35
591-536-730.000	MEALS & MILEAGE	200.00	0.00	0.00	200.00	0.00
591-536-732.000	CHEMICAL SUPPLIES	5,000.00	3,084.00	0.00	1,916.00	61.68
591-536-740.000	POSTAGE	2,200.00	815.98	288.27	1,384.02	37.09
591-536-741.000	MEDICAL & PHYSICALS	200.00	53.00	0.00	147.00	26.50
591-536-744.000	CLOTHING EXPENSE	1,100.00	313.68	163.69	786.32	28.52
591-536-750.000	DUES & MEMBERSHIPS	3,500.00	570.00	0.00	2,930.00	16.29
591-536-751.000	GASOLINE PURCHASES	7,000.00	2,139.00	318.19	4,861.00	30.56
591-536-752.000	EDUCATION & TRAINING	2,000.00	2,331.32	368.82	(331.32)	116.57
591-536-755.000	MEADOWBROOK INSURANCE	5,640.00	5,587.00	0.00	53.00	99.06
591-536-770.000	WELLHEAD PROTECTION	5,000.00	0.00	0.00	5,000.00	0.00
591-536-771.000	WATER TESTING FEES	2,700.00	2,213.00	261.00	487.00	81.96
591-536-780.000	METER REPLACEMENT	4,500.00	5,191.10	0.00	(691.10)	115.36
591-536-781.000	HYDRANT REPLACEMENT	5,000.00	4,432.00	0.00	568.00	88.64
591-536-801.000	CONTRACTED SERVICES	82,885.00	55,116.90	19,209.55	27,768.10	66.50
591-536-850.000	COMMUNICATION EXPENSE	4,500.00	2,747.95	339.97	1,752.05	61.07
591-536-900.000	PRINTING & PUBLISHING	1,000.00	0.00	0.00	1,000.00	0.00
591-536-920.000	GAS AND ELECTRIC	50,000.00	26,573.97	3,868.78	23,426.03	53.15
591-536-931.001	MAINTENANCE/REPAIR-BUILDING	6,000.00	5,838.58	1,824.41	161.42	97.31
591-536-931.002	MAINTENANCE/REPAIR-EQUIPMENT	8,000.00	7,626.09	0.00	373.91	95.33
591-536-931.004	MAINTENANCE/REPAIR-VEHICLE	2,500.00	20.46	0.00	2,479.54	0.82
591-536-931.009	MAINTENANCE/REPAIR-WATER LINES	5,000.00	2,902.73	1,711.13	2,097.27	58.05
591-536-931.010	MAINTENANCE/REPAIRS-TANKS	86,715.00	86,715.00	0.00	0.00	100.00
591-536-932.000	NEW WATER MAINS	6,000.00	3,512.23	315.41	2,487.77	58.54
591-536-933.000	WELL REPAIRS	45,000.00	38,762.46	38,762.46	6,237.54	86.14
591-536-946.000	SCADA CONTROL SYSTEM	2,500.00	7,960.50	0.00	(5,460.50)	318.42

11/10/2025 04:27 PM		REVENUE AND EXPENDITURE REPORT FOR LAKE ODESSA VILLAGE				Page: 16/16		
User: KATHY		PERIOD ENDING 10/31/2025						
DB: Lake Odessa Vil								
GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	10/31/2025	MONTH 10/31/2025		NORMAL	BALANCE	
			NORMAL (ABNORMAL)	INCREASE	(DECREASE)	(ABNORMAL)		
Fund 591 - WATER FUND								
Expenditures								
591-536-963.000	MISC EXPENSE	1,500.00	0.00		0.00	1,500.00	0.00	
591-536-968.000	DEPRECIATION EXPENSE	250,000.00	0.00		0.00	250,000.00	0.00	
591-536-970.001	CAPITAL OUTLAY-EQUIPMENT	27,000.00	18,576.71		0.00	8,423.29	68.80	
591-536-980.001	HARDWARE	9,000.00	5,932.21		860.25	3,067.79	65.91	
591-536-980.002	SOFTWARE	250.00	161.00		23.00	89.00	64.40	
591-536-991.000	CAPITAL IMPROVEMENT BOND	34,200.00	0.00		0.00	34,200.00	0.00	
591-536-991.001	CAPITAL IMPROVEMENT BOND II	18,600.00	0.00		0.00	18,600.00	0.00	
591-536-991.002	USDA BOND 2016	74,000.00	0.00		0.00	74,000.00	0.00	
591-536-994.000	INTEREST EXPENSE	68,200.00	35,021.79		307.80	33,178.21	51.35	
591-536-995.005	ADMINISTRATIVE REIMBURSEMENT	89,372.00	0.00		0.00	89,372.00	0.00	
Total Dept 536 - WATER/SEWER		987,247.00	374,703.45		75,294.80	612,543.55	37.95	
TOTAL EXPENDITURES		987,247.00	374,703.45		75,294.80	612,543.55	37.95	
Fund 591 - WATER FUND:								
TOTAL REVENUES		1,085,000.00	794,642.91		114,025.47	290,357.09	73.24	
TOTAL EXPENDITURES		987,247.00	374,703.45		75,294.80	612,543.55	37.95	
NET OF REVENUES & EXPENDITURES		97,753.00	419,939.46		38,730.67	(322,186.46)	429.59	
TOTAL REVENUES - ALL FUNDS								
TOTAL REVENUES - ALL FUNDS		3,067,980.00	3,394,311.56		415,170.03	(326,331.56)	110.64	
TOTAL EXPENDITURES - ALL FUNDS		3,149,890.00	1,478,116.78		182,847.39	1,671,773.22	46.93	
NET OF REVENUES & EXPENDITURES		(81,910.00)	1,916,194.78		232,322.64	(1,998,104.78)	2,339.39	

VILLAGE OF LAKE ODESSA
RECONCILED
CHECKING / SAVINGS / INVESTMENT ACCOUNT BALANCES
AS OF OCTOBER 31, 2025

POOLED CASH	CHECKING	UNION BANK	
GENERAL FUND			\$ 503,139.35
MAJOR STREET FUND			\$ 270,280.35
LOCAL STREET FUND			\$ 195,712.71
GENERAL HIGHWAY FUND			\$ 412,960.43
POLICE TRAINING - 302 FUND			\$ 5.98
WATER FUND			\$ 540,169.89
			<u>\$ 1,922,268.71</u>
GENERAL HIGHWAY BOND REDEMPTION	CHECKING	UNION BANK	\$ 1,509.69
WATER BOND REDEMPTION	CHECKING	UNION BANK	\$ 2,522.30
PAYROLL FUND	CHECKING	UNION BANK	\$ 5,086.65
DOWNTOWN DEVELOPMENT AUTHORITY	CHECKING	UNION BANK	\$ 94,710.53
ARTS COMMISSION	CHECKING	UNION BANK	\$ 36,533.08
GENERAL FUND	SAVINGS	PFCU	\$ 14.77
VEHICLE REPLACEMENT	SAVINGS	UNION BANK	\$ 75,885.98
WATER REPAIR, REPLACEMENT & IMPROVEMENT	SAVINGS	UNION BANK	\$ 336,076.37
WATER BOND RESERVE	SAVINGS	MI 1 COMM CU	\$ 135,504.51
WATER FUND	SAVINGS	PFCU	\$ 286.45
GENERAL FUND	INVESTMENT	MI CLASS	\$ 903,935.24
MAJOR STREET FUND	INVESTMENT	MI CLASS	\$ 126,346.85
GENERAL HIGHWAY FUND	INVESTMENT	MI CLASS	\$ 156,089.08
WATER FUND	INVESTMENT	MI CLASS	\$ 670,849.06
POOLED CDARS	CERTIFICATE OF DEPOSIT	INDEPENDENT BANK	
GENERAL FUND			\$ 351,467.70
MAJOR STREET FUND			\$ 301,258.00
LOCAL STREET FUND			\$ 150,629.00
GENERAL HIGHWAY FUND			\$ 200,838.65
WATER FUND			\$ 502,096.65
			<u>\$ 1,506,290.00</u>

Lake Odessa Village
Zoning Administrator Report
October 2025

Permits:

None

Miscellaneous:

Phone calls involved various appraisers checking on the zoning classification of assorted parcels. Other questions involved various questions regarding setbacks, fences, pools and permits.

Planning Commission

They met on October 21. They un-tabled a home occupation application for personal training at 1501 Tupper Lake St, spoke with the applicant and then approved the application. They held a public hearing on some proposed zoning ordinance amendments to the MF and PUD sections. They recommended the adoption of these amendments to the Village Council. They held a public hearing on a rezoning of a small piece of land that will be donated to the Village in the HC district to change it to the PR district. They recommended approval of the rezone to the Village Council. They reviewed revisions to the special use application and site plan from Indigo Design and Copper Rock Construction on the proposed apartment project off Jordan Lake Ave. Everyone was in agreement that they are in favor of this project and the corresponding amendments will allow the application to go forward. They set a public hearing on the project for November 24.

908 Morningside Ct

After some approved extended time for their truck repair, I called on 10-15-25, and I was told the RV has been removed. I verified that on 10-21-25. They did have a pickup in the front yard and an enclosed trailer. The ordinance only addresses RV's in the front yard but not any other type of trailers or vehicles. This section should possibly be reviewed for amending.

A resident asked me if they could get peacocks to chase off feral cats in their yard. I explained that they are considered farm animals and not permitted. She disagreed and said they are not grown for meat or eggs but as pets. I told her she could attend a Planning Commission meeting and bring it up there. She did so and Gregg told her there is also a non-zoning ordinance that prohibits exotic birds and animals. Peacocks originated from other countries and are defined as an exotic bird, so they are not permitted. She was invited to come to a Council meeting to discuss the request. I did some research and these birds are domesticated in America and are used for breeding, eggs and meat. They are considered an agricultural bird. During the spring mating season, they make a loud mournful cry/caw that can be very disturbing.

Public Hearing



Village of Lake Odessa

Karen Banks
Village President

Gregg Guetschow
Village Manager

Kathy Forman
Village Treasurer

Kendra Backing
Chief of Police

Jesse Trout
DPW Supervisor

February 20, 2025

Jean A. Dorsky
4056 York Road
Portland, MI 48875

Re: Notice and Order, Dangerous Structure at 1323 Ionia Street, Lake Odessa

Notice is hereby given that a structure owned by you located at 1323 Ionia Street, Lake Odessa, Michigan 48849 has been found to be a public nuisance pursuant to the provisions of Article II Dangerous Structures or Excavations of Chapter 6 of the Code of Ordinances of the Village of Lake Odessa. The following are the provisions of Article II that are being violated, as determined by observation, and are known to exist:

The dwelling is deteriorating and unsightly. It is open to the elements and to animals due to missing windows, holes in the foundation, and holes in the roof along the eaves. Bricks at the top of the chimney are missing and mortar is missing between bricks in other areas of the chimney. Siding is missing from the side of the house and from the soffit. These conditions are a violation of:

- a. Section 6-31 (5) of the Code of Ordinances which prohibits the existence of structures "[s]o dilapidated, decayed, unsafe, insanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease, so as to be injurious to the health, morals, safety or general welfare of those living therein."
- b. Section 6-31 (12) of the Code of Ordinances which prohibits the existence of structures "[w]henver for any reason whatsoever the building or structure of any portion is manifestly unsafe for the purpose for which it is used."
- c. Section 6-31 (14) of the Code of Ordinances which prohibits the existence of structures "[w]henver a building or structure used or intended to be used for dwelling purposes, because of dilapidation, decay, damage or faulty construction or arrangement or otherwise, is unsanitary or unfit for human habitation, or is in a condition that is likely to cause sickness or disease when so determined by the health officer, or is likely to work injury to the health, safety or general welfare of those living within."
- d. Section 6-31 (15) of the Code of Ordinances which prohibits the existence of structures "[w]henver any building becomes vacant, dilapidated and open at

- e. any door or window, leaving the interior of the building or structure exposed to the elements or accessible to trespassers.”
- f. Section 6-31 (15) of the Code of Ordinances which prohibits the existence of structures “[w]henver a building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease or rent...”

You are hereby ordered and directed to repair or otherwise correct the conditions cited above and all other conditions that exist on the premises that are violations of Article II of Chapter 6 of the Code of Ordinances, performing such repairs or corrections in a workman-like manner consistent with standard construction practices and in compliance with applicable provisions of Michigan’s building code, or, in the alternative, to demolish the structure, removing debris from the site, and filling any basement or crawlspace areas with suitable clean fill materials.

You are hereby ordered and directed to bring the structure into compliance with Article II of Chapter 6 of the Code of Ordinances or to demolish the structure within sixty days following the date of this notice. Failure to comply with this order will result in further actions provided in the Code of Ordinances.

VILLAGE OF LAKE ODESSA

Gregg Guetschow
Village Manager



Village of Lake Odessa

Karen Banks
Village President

Gregg Guetschow
Village Manager

Kathy Forman
Village Treasurer

Kendra Backing
Chief of Police

Jesse Trout
DPW Supervisor

August 11, 2025

Jean Dorsky
4056 York Road
Portland, MI 48875

Re: Dangerous Structures Hearing Notice and Order

On August 5, 2025, I conducted a hearing pursuant to the provisions of Article II of Chapter 6 of the Lake Odessa Code of Ordinances regarding the residential structure you own at 1323 Ionia Street, Lake Odessa, Michigan 48849. Representing the Village of Lake Odessa at the hearing were Village Manager Gregg Guetschow and Code Enforcement Officer Art Villanueva. There were no appearances from representatives of the owner nor were any written communications received from owner's representatives.

The Village submitted a copy of the notice of the hearing and a copy of the February 20, 2025, notice and order pertaining to the structure. Mr. Guetschow stated that no action had been taken to address the conditions described in his notice and order.

I also reviewed photographs taken of the dwelling by Mr. Villanueva on January 3, 2025. These photographs showed instances of significant deterioration affecting the structural integrity of the roof, eaves and chimney. In addition, photographs showed that siding and windows are missing in several areas. These photographs demonstrate that the structure is open to the elements and to intrusion by animals. Village staff members testified that these conditions have existed for several years.

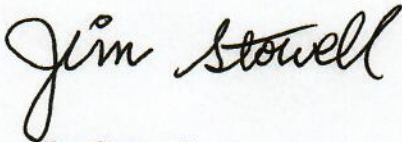
Following the conclusion of the hearing, I visited the site, observing and confirming the described conditions from the public right-of-way.

Based on my review of the documents, the testimony offered, and my visit to the site, I have determined that the notice and order of February 20, 2025, was warranted. I have also concluded, based on my experience in the building trades, that the structure cannot be reasonably repaired.

Therefore, pursuant to the provisions of Section 6.35 (b) of the Code of Ordinances of the Village of Lake Odessa, I am hereby ordering demolition of the dwelling within sixty days of the date of

this notice. I recommend you contact Village and Ionia County officials to ensure compliance with procedures applicable to demolitions.

Sincerely,

A handwritten signature in black ink that reads "Jim Stowell". The signature is written in a cursive, flowing style.

Jim Stowell
Hearing Officer

2025 Development Plan and Tax Increment Financing Plan

for the
Village of Lake Odessa, MI · Downtown Development Authority

DRAFT – August 18, 2025

Approved by the Lake Odessa DDA
Public Hearing:
Adopted by the Lake Odessa Village Council:

June 10th, 2025
September 15, 2025

Prepared with the assistance of:



235 East Main Street, Suite 105
Northville, Michigan 48167
(248) 596-0920
mcka.com

Acknowledgements

DOWNTOWN DEVELOPMENT AUTHORITY (DDA) BOARD

Sarah McGarry, Chair
Bill Rogers, Vice-Chair
Karen Banks, Secretary/Treasurer
Marilyn Danielson
Darwin Thompson
Cody Dreyse

VILLAGE COUNCIL

Karen Banks, Village President
Martha Yoder, President Pro Tem
Michael Brighton, Trustee
Terri Cappon, Trustee
Ben DeJong, Trustee
Bob Green, Trustee
Roy Halfmann, Trustee

This Development and TIF Plan contains the information required by Sections 125.4214 and 125.4217 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act.

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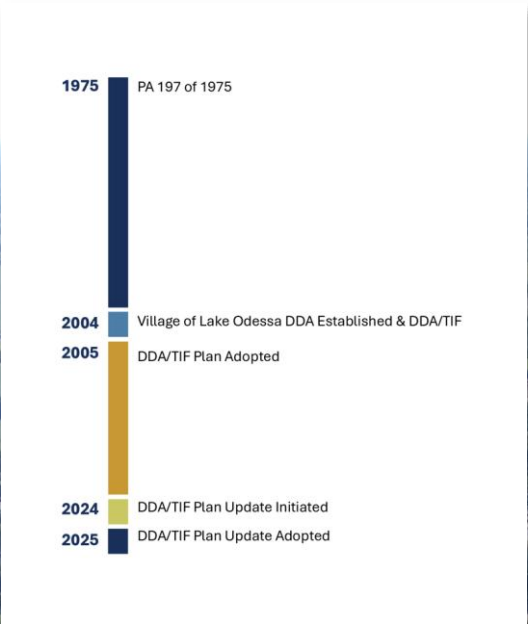
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01. **Strategic Plan**



The Planning Process



Community Snapshot & History



LOCATION

The Village of Lake Odessa is located in the southernmost part of Ionia County, in the central region of Michigan's lower peninsula. Jordan Lake, upon whose northern shore the village sits, is an essential natural feature for the Village as well as the entirety of surrounding Odessa Township.

Lake Odessa lies just over seven miles south of interstate-96, at a roughly halfway point between the cities of Grand Rapids and Lansing. It is also accessible by several state highways and other local routes. Lansing and Grand Rapids serve as the major urban population hubs with reasonable access to the Village and are 30 miles and 40 miles away respectively. This proximity to these urban centers makes for a desirable bedroom community for those who may work in the urbanized centers and prefer to live in smaller municipalities away from the city.

HISTORY

There is no body of water that bears the name of Lake Odessa. The village's name originated from the two lakes that bound it, Jordan and Tupper Lakes, and the township within which it was incorporated, Odessa Township. Odessa Township was established in 1846, and due to the interests of one of the founders and a desire for distinction its name was derived from the then fourth-largest Russian City of Odessa.

In 1887, a businessman by the name of Humphrey R. Wager, who sought to capitalize on the development of the Lansing and Northern Railway, bought the land where the village now sits. The smaller settlement of Bonanza about a mile north was left behind. Entire buildings were moved to the new location, and Lake Odessa was established. Lake Odessians today are proud of the preservation of the village's features that have made it beautiful for over a hundred years, including parkland containing two-hundred-year-old growth, Jordan Lake, and a historic downtown and train depot.

Map 1: Regional Location



Regional Location Map

Village of Lake Odessa
Ionia County, Michigan

February 25, 2025 DRAFT



0 25,000 50,000
Feet

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



Demographics

POPULATION TRENDS

Lake Odessa’s year-round population has remained relatively stable since 1960, peaking at 2,400 in 1999. The 1990 Census reported a population of 2,256, which was stable through the 2000 census report of 2,272. It then gradually declined to 2,018 by 2010, a loss of 238 people, and in 2020, the census indicated an increase of 82 residents for a population of 2,100.

In addition to its stable year-round population, Lake Odessa sees a seasonal influx during the summer due to increased activity at campgrounds, marinas, seasonal homes, and rental cottages.

Table 1: Population Trends

Unit	1950	1960	1970	1980	1990	2000	2010	2020
Village of Lake Odessa	1,596	1,806	1,924	2,171	2,256	2,272	2,018	2,100
Odessa Township	980	1,182	1,179	1,360	1,629	1,764	1,760	3,981
Ionia City					5,935	10,653	11,394	13,378
Ionia County	38,158	43,132	45,848	51,815	57,024	61,300	63,905	64,401

RACE, GENDER, AGE, AND DISABILITY STATUS

Based on 2022 American Community Survey data, 86% residents are white, followed by 6.2% of Latino, 2.5% Black and 1.3% Asian.

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 36 years, which is lower than the Michigan median age of 39.9 years. Lake Odessa has a slightly higher population with some disability type at around 16.8% when compared to Michigan’s 14.2%. 19% of residents of Lake Odessa are 65 and older.

HOUSING AND HOUSEHOLDS

The quality, affordability, and availability of a community’s housing stock has 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 of Lake Odessa’s housing stock.

As of the 2020 Census, Lake Odessa had 951 total Housing units, out of which 863 units are occupied and 88 remain vacant.

Within the DDA boundary, there are currently 44 housing parcels, which include 17 single family dwelling units and 27 apartments.

Out of the total 825 households, Lake Odessa had 77% owner occupied housing units, with the remaining 23% being renter occupied. Lake Odessa’s housing stock is typical of walkable 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.

Economy

The top four employment categories in Lake Odessa are manufacturing, retail trade, educational, health care, and social assistance services, and construction. These categories account for over half of all employment, with occupations such as public administration, agriculture, transportation, food and accommodation and others making up the bottom roughly 45%.

Table 2: Employment in Lake Odessa

Industry	Employed Residents of Lake Odessa
Total Employed Persons Over 16 Years of Age	1,023
Manufacturing	151
Retail Trade	148
Educational services, and health care, and social assistance	137
Construction	127
Professional, scientific, management, administrative, and waste management services	97
Finance and insurance, and real estate, and rental and leasing	87
Public Administration	62
Agriculture, forestry, fishing, hunting, and mining	53
Transportation and warehousing, and utilities	50
Arts, entertainment, and recreation, and accommodation and food services	42
Other services, except public administration	38
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With relatively little commercial and industrial development in the Village, most of residents find their employment outside the community. According to the 2022 American Community Survey, average travel time to work was 30.7 minutes, up from the 27.5 minutes reported by the 2010 Census. 84% of residents get to work by car, 2.3% walk, and 13% work from home. These statistics align with previous allusions to the “bedroom community” nature of the Village, where most of the workforce finds employment in nearby population centers, primarily the cities of Grand Rapids and Lansing which are 40 and 30 miles away and about a 40-minute commute, from the village respectively. The City of Ionia in Ionia County and the City of Hastings in Barry County are also employment draws for the citizens in Lake Odessa.

Vision Statement

The DDA's mission is to enhance the Development Area's aesthetics, improve community services, improve traffic and pedestrian circulation and expand business and residential opportunities and development.

Fostering a diverse and dynamic downtown environment that promotes economic growth and social interaction through events, recreation, and opportunities that attract and connect businesses, the community, and visitors; further enhancing the downtown to be attractive, accessible, and accommodating to a range of needs and interests of the community.



Goal 1: Creating Unique Places.

Utilize the DDA's resources to plan, design and construct an innovative Sense of Place that is unique to Lake Odessa

Natural Features. Utilize and enhance the Village's natural landscape, including Jordan Lake, to support the growth and development of Downtown Lake Odessa as a regional destination for outdoor recreation activities.

Development Assistance. Provide resources and guidance to remove or relocate blighted or underperforming buildings to more appropriate locations within the Village and assist in the marketing of vacant or underutilized properties for new innovative development.

Streetscape Improvements. Invest and plan to update, reimagine, and reinvest the streetscape in the Development Area to create a cohesive transition to and from the Downtown Core.

Mobility Improvements. Invest in new mobility infrastructure, bike system improvements, and pedestrian enhancements that connect Lake Odessa residents to downtown and other village resources such as parks, cultural institutions, and businesses.

Goal 2: Promoting Community Pride.

Encourage and support efforts to make Lake Odessa THE regional destination location for small town character and charm.

Amenities and Culture. Foster the growth of Lake Odessa's cultural presence through the support of the arts, enhancement of public spaces, and sponsorship of public events.

Enhanced Partnerships. Continue to support and search for new public and private partnerships that will help build community connections, support project implementations, and pursue regional economic development options and assistance programs.

Development Assistance. Continue to invest in Lake Odessa's physical character and assist in determining the best locations for all types of additional housing units in the Development Area.

Goal 3: Supporting Business Development.

Encourage the Growth and Development of Downtown Lake Odessa by coordinating business attraction and retention efforts, business assistance programs and redevelopment.

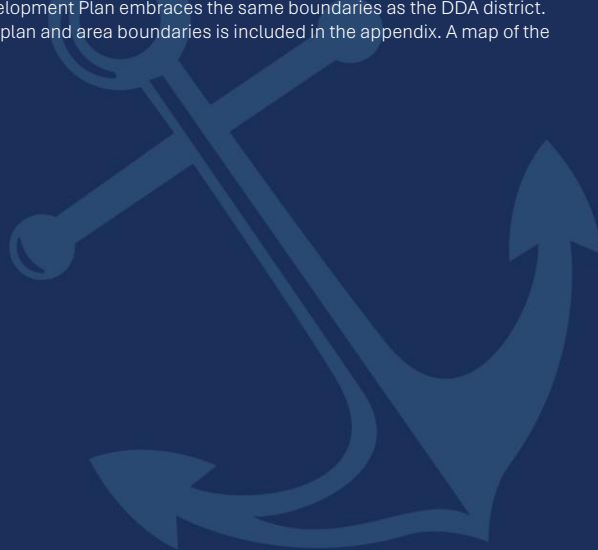
Business Assistance. Provide resources and guidance to businesses on how to best interact within the public realm to ensure consistency, equity, and uniformity within the district and provide businesses and community members with the necessary technical assistance to ensure success.

Business Attraction. Develop Strategies to promote and advertise Downtown Lake Odessa as a means to attract businesses, residents, and customers, and develop and implement economic development, marketing, and regional outreach strategies to locate new and maintain existing businesses.

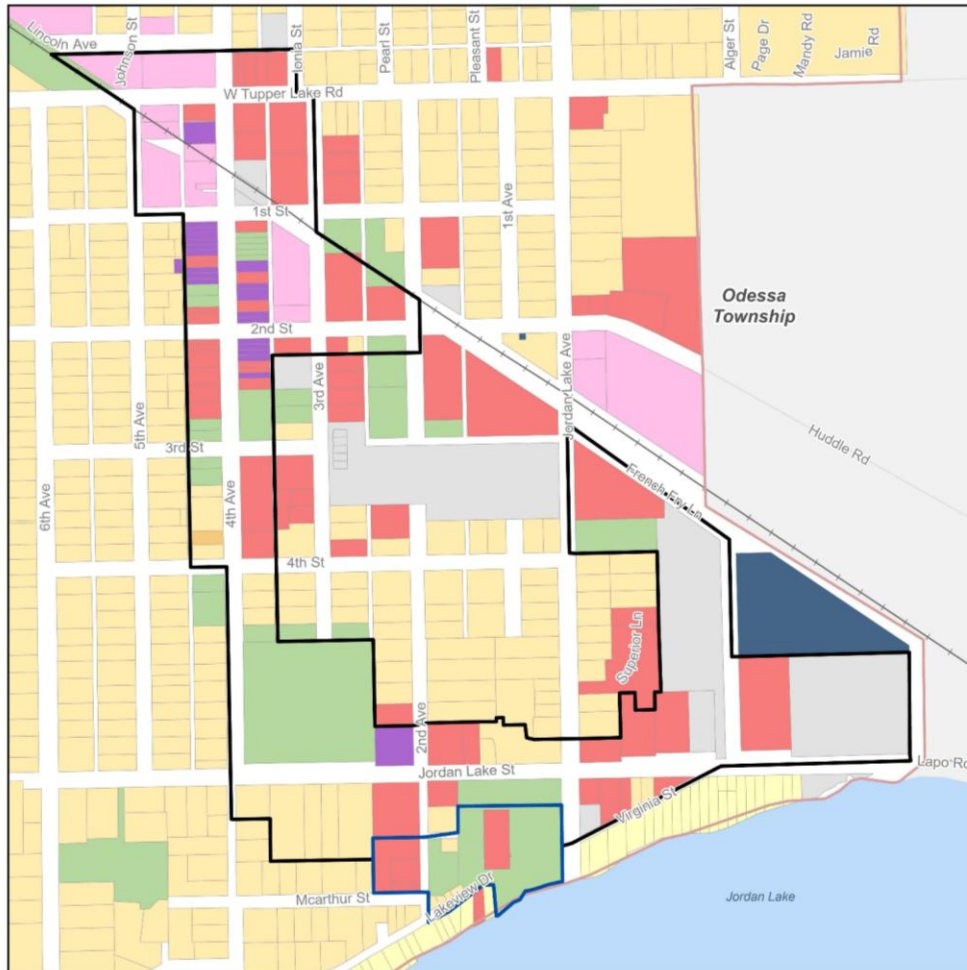
02. Development plan

Introduction

Section 17 of P.A. 2018, No. 57 the Downtown Development Authority (DDA) Act describes the required contents of a Development Plan. A Development Plan is necessary when a DDA decides to finance a project with DDA funds. This Development Plan is being prepared because of the Village of Lake Odessa's desire to use tax increment revenues to finance projects outlined in this document. This Development Plan embraces the same boundaries as the DDA district. The legal description for the combined development plan and area boundaries is included in the appendix. A map of the DDA boundary area is on the following page.



Map 2: DDA District Existing Land Use



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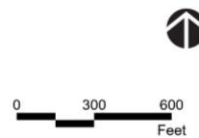
DDA District Existing Land Use

Village of Lake Odessa
Ionia County, Michigan

August 15, 2025 DRAFT

LEGEND

- Lake Side Residential
- Residential
- Multi-Family Residential/Senior Living
- Mixed Use
- Commercial/Retail
- Recreational/Public/Semi-Public
- Industrial
- Utility
- Vacant
- TIF 1
- TIF 2
- Village Boundary



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



Land Use Descriptions

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Graphics\Images\Lake Odessa Park scene](O:\Clients\I-1\Lake Odessa\DDA and TIF Plan 2025\06-Graphics\Images\Lake Odessa Park scene)



Existing land uses in the Downtown Development Area are shown in Map 2. These land uses were classified using Assessor data, Google Earth data, and on-site ground verification. Parcels that encompassed various purposes, such as parking and commercial activities, were categorized based on their primary purpose.

The existing land uses within the DDA boundary are predominantly commercial and residential. The commercial uses can be separated into traditional commercial office and retail and a mixed-use component that includes 2nd story residential usage. The residential uses are largely single-family homes, but there is one multi-unit apartments in the district. There are also two large parks that serve the entire community; one of the parks is on the shore of Jordan Lake, which will provide the DDA and the community as a whole with multiple options for use in the future.

RESIDENTIAL

Residential uses in the DDA can be categorized by 2 different housing typologies:

1. **Low Density.** This classification includes parcels with one-family, detached homes.
2. **High Density.** High Density uses consist of an apartment building.

Within the DDA boundary, there are currently 18 residential parcels, which include 17 single family dwelling units and 1 apartment parcel.

COMMERCIAL/RETAIL

Commercial uses refer to any retail, restaurant/entertainment, or office space, which make up the majority of the land use in the DDA.

1. **Single-Use Retail/Office.** This classification includes all retail businesses, restaurants and bars and offices within the Development Area in which commercial use is the only dedicated use located on the site. Primarily, the single-use retail/office classification includes single-story businesses located along Fourth Avenue, Third Avenue, Tupper Lake Street, and Jordan Lake Street.
2. **Mixed Use Commercial.** This classification within the commercial designation includes sites that have 2 story buildings that have a commercial retail/office business on the first floor and residential uses on the second floor. The majority of these properties are located on Fourth Avenue.

RECREATIONAL/PUBLIC/SEMI-PUBLIC

Recreational, public, and semi-public uses include government and municipal buildings and facilities, such as the Page Memorial Building which contains the Village and Lakewood Area Chamber of Commerce offices, the Lake Odessa Community Library, and the Lake Odessa Post Office. Religious institutions and educational uses are also included in this category, such as the Central United Methodist Church. Finally, parks and open spaces are classified and include the Lake Odessa Village Park, the Jordan Lake Beach, and various other unofficial open areas.

INDUSTRIAL

Industrial land use in the DDA includes manufacturing uses and facilities such as those operated by APEC and warehousing uses, including the private parking lot, on either side of the railroad as well as the properties owned by the Caledonia Elevator.

PARKING

Parking uses refer to designated areas where vehicles are parked, providing essential spaces for temporarily storing cars, trucks, and other modes of transportation when not in use. There are three evenly distributed surface parking lots located throughout the DDA: the first between First and Second Streets on the east side of Fourth Avenue, the second between Second and Third streets on the west side of Fourth Avenue, and the third between Third and Fourth Streets on the east side of the avenue.

VACANT

Vacant land use refers to undeveloped or unused parcels of land that currently serve no specific purpose or have no structures built upon them, often awaiting future development or repurposing. The vacant land is fairly evenly split between the northwestern portion of the DDA along the railroad tracks, and the easternmost portion off French Fry Lane.

Future Projects and Programming

Location, Extent, Character, and Estimated Cost of Improvements and Stages of Construction Planned

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(E)

The Lake Odessa DDA plans a variety of projects over the next 30 years that will help advance the downtown district as a more special and distinctive place, such as improving public infrastructure, enhancing streetscapes, and placing special emphasis on public gathering spaces and other amenities, as well as implementing projects that more directly lead to new private business investment and tax base increase.

The location, extent, character, and estimated cost of the improvements, including rehabilitation, contemplated for the Development Area and an estimate of the time required for completion are listed in Table 3. Planned Projects within the Development Area. Generally, the projects described in Table 3 will be undertaken over a period of one (1) to 30 years and **are proposed to remain flexible** to permit the DDA to respond to private interest when said interest is expressed and **as funding and land opportunities become available**. The sequence of timing for implementing the recommendations of this Plan are also flexible to allow the DDA to take advantage of funding and other opportunities which may arise.

As anticipated, the implementation projects in Table 3 are grouped into the following three (3) phases:

- » Phase 1: 2026-2030
- » Phase 2: 2031—2040
- » Phase 3: 2041—2055

This phasing is based on several factors, including DDA and staff input, expected timing of tax increment revenues, opportunities to promote jobs and economic development, the availability of other related investments and funding, the relative speed with which various projects are likely to be accomplished, and potential collaboration and partnerships, along with the benefits and value of each to the community. It should be noted that while each project is assigned a phase and estimated timing for budget and planning purposes, the projects in Phase 1 may be completed in Phase I, may continue into Phases 2 or 3, or may not begin until Phase 2 or 3, and those in Phase 2 or 3 may begin sooner. Overall, the projects within each phase are not mutually exclusive to one phase or another.

Cost estimates for projects in the following project details tables are preliminary as the extent of these projects is not yet known, construction/engineering drawings have not been completed, and therefore costs are presented as general budget estimates or with costs to be determined and in current 2025 dollars. Actual costs may increase or decrease based on changes, opportunities to maximize return, or factors that are unknown today. Specific plans and refined cost estimates will be completed and approved prior to the initiation of each project.

Funding will be obtained from a variety of sources. The amount of tax increment revenue generated will increase as property values increase due to development and reinvestment. Important outside funding sources may include federal and state grants (which may include but are not limited to CDBG, MDOT, Michigan Economic Development Corporation, Michigan State Housing Development Authority); private donations; Village Funds; and additional sources consistent with PA 57 of 2018, to be determined. The DDA intends to leverage its TIF dollars with other funding sources to the maximum extent practicable to achieve its goals.

Project Details

Table 3: Planned Projects within the Development Area

Phase 1: 2026–2030

GOAL: CREATING UNIQUE PLACES		
Objective	Project Name / Brief Project Details	Est. Cost
Mobility Improvements	Bike Racks <ul style="list-style-type: none"> » Determine the best locations for new bike rack facilities, such near popular Downtown destinations, near the lake, near and within parks and public spaces, near mixed-use buildings, and others. » Place new bike rack facilities in strategic locations within the Development Area. 	\$20,000
	Remove and Relocate Incompatible Land Uses <ul style="list-style-type: none"> » Determine the type(s) of development desired within the Development Area. » Inventory the building and business types within the Development Area and identify gaps where new markets would be successful. » Acquire property within the Development Area, as applicable. » Market vacant or underutilized properties as prime locations for innovative high-quality development. 	\$1,000,000
Development Assistance	Public Works Garage Relocation <ul style="list-style-type: none"> » Continue partnerships and efforts to relocate the Public Works Department garage elsewhere in the Village. The relocation should be completed in partnership with other Village Departments. » Market the space for a new business or mixed-use space. 	\$20,000
	Façade Improvement Program (projected \$15,000/year) <ul style="list-style-type: none"> » Develop a set checklist and guidelines for the administration of the DDA's façade improvement program. » Encourage historic preservation best practices for façade improvements. » Administer the Façade Improvement Program and streamline the application review process. » Encourage high-quality design that will serve as quality examples and preserve the architectural character that is distinctive to Lake Odessa. 	\$75,000
	Sidewalk Improvements <ul style="list-style-type: none"> » Assess current walking conditions in the Development Area by conducting a Walkability Audit. » Develop a list of priority enhancement segments or corridors. » Secure funding for sidewalk enhancements and construct. 	\$100,000
Streetscape Improvements	Sidewalk Connections <ul style="list-style-type: none"> » Determine primary sidewalk routes that connect the Downtown Core with connecting secondary residential streets. » Enhance walking conditions on these routes to provide a visible transition from Downtown Core to adjacent areas - continued community character 	\$100,000
Mobility Improvements	Midblock Crossings	\$300,000

	<ul style="list-style-type: none"> » Study and assess areas where midblock crossings would be most efficient. » Prioritize and engineer midblock crossing designs. » Construct midblock crossings, where needed. 	
GOAL: PROMOTING COMMUNITY PRIDE		
Amenities and Culture	Public Art <ul style="list-style-type: none"> » Foster efforts to encourage public art within the Development Area such as murals, installations, electrical box paintings, and others. 	\$15,000
GOAL: SUPPORTING BUSINESS DEVELOPMENT		
Business Assistance	Outdoor Dining <ul style="list-style-type: none"> » Assess the Village's need for a Downtown Social Zone. » Determine primary locations in the Development Area for outdoor dining furniture, space, and associated equipment. » Assist business owners in renting or purchasing outdoor dining furniture and equipment (as needed). 	\$60,000
	Marketing, Promotion, and Branding <ul style="list-style-type: none"> » Continue to work with businesses and the community to market and promote Lake Odessa. » Create a more robust online and social media presence for Downtown Lake Odessa. This can include activities such as an available property inventory, market study results, promotions or incentives available for redevelopment, incentives for new businesses, and other related activities. » Consider local business pilot programs, such as maker spaces or rotating retail spaces leased by the DDA. » Develop and administer marketing and promotional materials, such as brochures, historical markers, and banners). 	\$100,000
Other projects consistent with this Plan		TBD
TOTAL for Phase 1		\$1,790,000

Phase 2: 2031–2040

GOAL: CREATING UNIQUE PLACES		
Objective	Project Name / Brief Project Details	Est. Cost
Streetscape Improvements	Enhanced Landscaping <ul style="list-style-type: none"> » Develop a maintenance plan and schedule for planter boxes, parking lot landscaping, and street trees. » Routinely trim and maintain the street trees so patrons can see store names and building facades. 	\$15,000
	Corridor Beautification <ul style="list-style-type: none"> » Create and maintain aesthetic enhancements in the Development Area such as hanging baskets, holiday/seasonal decorations, planters, and others. 	\$10,000
Development Assistance	Façade Improvement Program (projected \$15,000/year) <ul style="list-style-type: none"> » Develop a set checklist and guidelines for the administration of the DDA's façade improvement program. » Encourage historic preservation best practices for façade improvements. » Administer the Façade Improvement Program and streamline the application review process. 	\$135,000
	Housing Assessment <ul style="list-style-type: none"> » Commission a Housing Study of the Development Area. » Review and support various housing types that would be supported in the Development Area and fit the aesthetic character of Lake Odessa. 	\$30,000
	Parking Assessment <ul style="list-style-type: none"> » Commission an audit of the current parking lots and associated number of spaces in the Downtown Core. » Assess if additional parking is necessary, given the results of the audit. » Weigh the current parking conditions against various metrics, such as the Village Zoning Ordinance, and other applicable best practices, such as the Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Communities (RRC) Program guidelines. » Target and prioritize areas for new parking spaces and/or lots, as needed. » Construct new parking, as needed. 	\$700,000
GOAL: SUPPORTING BUSINESS DEVELOPMENT		
Business Assistance	Enhance Rear Building Facades <ul style="list-style-type: none"> » Assess the current conditions of rear building facades in the Downtown Core. » Develop a priority list for rear building façade improvements and upgrades. Offer financial incentives to property owners, as applicable. » Determine the highest and best use for alleys and rear building entrances, such as enhanced community outdoor space. » Determine amended routes (as needed and applicable) for daily business activities such as deliveries and trash removal. 	\$700,000
Other projects consistent with this Plan		TBD
Total for Phase 2		\$1,590,000

Phase 3: 2041–2055

GOAL: CREATING UNIQUE PLACES		
Objective	Project Name / Brief Project Details	Est. Cost
Streetscape Improvements	Wayfinding Signage System <ul style="list-style-type: none"> » Evaluate the Village's existing wayfinding signage system. » Determine the best locations for new wayfinding signage within the Development Area, as applicable. » Prioritize ongoing maintenance of existing wayfinding signage. 	\$30,000
	Façade Improvement Program (projected \$15,000/year) <ul style="list-style-type: none"> » Develop a set checklist and guidelines for the administration of the DDA's façade improvement program. » Encourage historic preservation best practices for façade improvements. » Administer the Façade Improvement Program and streamline the application review process. 	\$210,000
Development Assistance	Public Spaces <ul style="list-style-type: none"> » Seek out opportunities to enhance public spaces to create a sense of place. » Target specific properties or right-of-way spaces to transform into a multi-use space for community gathering and enhanced connectivity to and from the Development Area. » Consider and plan for opportunities, in conjunction with other Village plans, (e.g., Master Plan, Capital Improvements Plan, and Parks and Recreation Plan) to enhance the public realm. This may include the assessment of utilizing lakefront properties. » Seek out opportunities to re-energize underutilized properties in the Development Area for pocket parks or decorative alleys. 	\$1,000,000
	Infrastructure Improvements <ul style="list-style-type: none"> » Determine the feasibility of overhead utility burial. » Assist with financial resources to bury overhead utility lines in the Development Area. This may be in conjunction with streetscape improvements. 	\$1,000,000
Natural Features	Lakefront and Lake Access Improvements <ul style="list-style-type: none"> » Acquire property and easements (as applicable) to enhance lakefront recreation opportunities and/or create a public gathering space with lake access. » Establish partnerships with property owners and applicable governmental agencies to clean-up or market properties for adaptive reuse. » Partner with local outdoor recreation businesses an/or entities to develop opportunities for lake activities such as kayak or boat launches, canoe rentals, paddle boarding, and other activities. 	\$5,000,000
GOAL: SUPPORTING BUSINESS DEVELOPMENT		
	Upper floor residential units <ul style="list-style-type: none"> » Encourage second story developments when feasible. » Assist property owners in the development of second story residential units where applicable in the Development Area. 	\$1,000,000
Other projects consistent with this Plan		TBD
Total for Phase 3		\$8,240,000

Ongoing: 2026–2055

GOAL: CREATING UNIQUE PLACES		
Objective	Project Name / Brief Project Details	Est. Cost
Development Assistance	Strategic Land Acquisitions <ul style="list-style-type: none"> » Assess strategic property acquisition opportunities for property development, housing development, business development, or other types of development to further the goals of this Plan. » Provide assistance for improvements to public roads, utilities and other infrastructure to further the goals of this Development Plan. 	\$5,000,000
	Façade Improvement Program (projected \$15,000/year) <ul style="list-style-type: none"> » Develop a set checklist and guidelines for the administration of the DDA's façade improvement program. » Encourage historic preservation best practices for façade improvements. » Administer the Façade Improvement Program and streamline the application review process. 	
Mobility Improvements	Non-Motorized Transportation and Sidewalks <ul style="list-style-type: none"> » Improve pedestrian access, mobility, and safety with the Downtown. Begin by completing a walkability audit to identify unsafe intersections or road segments. » Plan for all modes of transportation in Downtown (multi-modal crossings, bike parking, maintain sidewalks, etc.) 	\$100,000
	Public Road / Infrastructure Improvements <ul style="list-style-type: none"> » Partner with applicable organizations to assist in the planning, design, repair, or replacement of roads, alleys, public right-of-way and other infrastructure. » Continue to support opportunities for enhancements to the public right-of-way in terms of streets and curbs. 	\$1,000,000
GOAL: PROMOTING COMMUNITY PRIDE		
Development Assistance	Housing Development <ul style="list-style-type: none"> » Determine the best locations for additional housing units within the Development Area. » Partner with any applicable local or regional housing agencies to construct more housing for people of all ages. » Assist in the growth and development of the housing market in Lake Odessa, acquiring property as needed for the marketing of new housing development. 	\$750,000
	Beautification <ul style="list-style-type: none"> » Continue ongoing maintenance and enhancement activities to infrastructure in the Development Area, including (but not limited to) streetlights, wayfinding signage, banners, street furniture, planters, and other placemaking elements. 	\$600,000
Amenities and Culture	Public Festivals/Events <ul style="list-style-type: none"> » Continue to host Year-round events and advertise events to the public to increase participation. » Assist business and property owners in the development of year-round activities to establish Lake Odessa as a year-round tourist destination. 	\$40,000
	Cultural Amenities <ul style="list-style-type: none"> » Attract new development proposals to address universal design by utilizing principles such as walkability, welcoming facades, ADA compliancy, and flexibility of uses. 	\$10,000

Enhanced Partnerships	Marketing and Promotion	
	<ul style="list-style-type: none"> » Create and maintain a robust online presence to market Downtown Lake Odessa by utilizing available resources such as social media, press releases, and website enhancements. » Utilize regional resources to market Lake Odessa (such as Pure Michigan, MEDC, MDNR, and other groups as applicable). 	\$1,000,000
GOAL: SUPPORTING BUSINESS DEVELOPMENT		
Business Attraction	Business Attraction and Retention	\$300,000
	<ul style="list-style-type: none"> » Continue to provide business attraction programs and initiatives. » Continue partnerships to assist with economic development activities. » Develop a creative approach to business development and encourage innovative business ideas. » Continue to foster relationships with existing businesses and property owners to support the longevity of business activities in the Development Area. 	
Other projects consistent with this Plan		TBD
Total for Ongoing		\$8,800,000
TOTAL for all projects 2025-2055		\$20,420,000

Footnotes:

1. Costs estimated for the projects are preliminary and are budget guides only; specific plans and refined cost estimates for Development Area improvements will be completed upon initiation of each project. Funding is expected to come from a combination of sources to be evaluated and optimized by the DDA, including but not limited to grants, loans, TIF revenues, donations, etc. Expenditures will not exceed available funds. Estimates consider design, construction and associated costs.
2. Other projects that arise and are consistent with the objectives and priorities of the DDA – as outlined in this Plan – may be funded consistent with the financing methods described in the Tax Increment Financing Plan.

Project Descriptions

The following public improvements, activities, and projects are proposed for implementation in the Village of Lake Odessa Downtown Development Plan and TIF Plan through 2055, the life of this Plan. Please note that not every project listed in the Table 3 above is described in detail below.

Phase 1: 2026–2030

The following priority projects are proposed to be implemented over the next five years.

Remove and Relocate Incompatible Land Uses. The DDA will seek to identify and acquire unsightly or obsolete structures to aid in the further economic development of the community. If necessary, the demolition of blighted buildings is permissible under this plan. One of the buildings that will be relocated is the Public Works Garage, which will be moved to another location within the village. The DDA will market the acquired properties for new development.

Façade Improvements. In order to preserve the historic character of the community and sustain or increase property values, the DDA may continue to support a range of activities including administering a Façade Improvement Program and streamlining the application review process. Additionally, The DDA may encourage historic preservation and high-quality design for façade improvements and may provide financial assistance for property owners.

Streetscape Improvements. The DDA will fund a Walkability Audit for the community that will assess the current walking conditions in the downtown core and develop a list of priority segments and corridors to enhance. Further, the DDA will strive to secure funding for sidewalk improvements and will authorize construction of those improvements when the funds are available.

Mobility Improvements. Enhancing the pedestrian and non-motorized user experience is imperative to enhancing the development area. The DDA will take measures to determine the primary sidewalk routes that connect the Downtown Core to the secondary residential streets. Additionally, the DDA will conduct a study to determine the locations where mid-block crossings would be most efficient and will authorize the construction of mid-block crossings when funds become available. The DDA will also determine the best new locations for new bike rack facilities in the Development Area and near the lake and will place new bike racks at strategic locations within the Development Area.

Public Art. In order to improve the aesthetics of the Downtown Core Area – The DDA will work with local artists and Art Advocacy Groups to encourage and promote public art in the Development Area. Some forms of public art may include sculptures, murals, installations, electrical box paintings, and others.

Outdoor Dining. In order to promote a more inviting community atmosphere, the DDA will assess the Village's need for a Downtown Social District and help determine the primary locations in the Development Area for outdoor dining furniture, space, and associated equipment. Further, the DDA is authorized to assist business owners purchasing or renting outdoor dining furniture or equipment.

Marketing, Promotion, and Branding. Promotion and advertising for Downtown Lake Odessa is a means of promoting revitalization and attracting businesses, residents, and customers. The DDA can promote a more robust online and social media presence to market available properties and local special events. Further, the DDA can develop and administer marketing and promotional material such as brochures and banners and may collaborate with adjacent communities and stakeholders including the MEDC, Ionia County, and Odessa Township to create promotional programs and year-round events.

Phase 2: 2031–2040

The projects anticipated for Phase 2 all focus on enhancing and sustaining the Downtown Core and identifying priority maintenance and new construction projects.

Streetscape Improvements. The DDA will continue to enhance the walkability of the community by trimming and maintaining street trees so that customers will be able to easily see store names and facades. The DDA will create and maintain streetscape enhancements including hanging baskets, banners and seasonally appropriate decorations.

Façade Improvements. The DDA will continue to promote the historical preservation of the community and high-quality design by providing financial assistance to property owners. The DDA may work with property owners to enhance and improve rear building facades in the Development Area. Improvement tasks may include enhancements to dumpster screening and enclosures. The DDA may assist Downtown property owners in the improvement and beautification of rear building facades including new siding, updated windows, and other infrastructure.

Housing Assessment. The DDA will commission a Housing Study of the Development Area to determine what types and how much housing is desired to sustain and improve the Downtown Core. The study will include an evaluation of and approaches to optimizing the second stories of downtown buildings.

Parking Assessment. The DDA will commission a study of the existing parking lots in the Downtown Core. The study will determine the optimal number of spaces based on various metrics and current best practices, and it will estimate the projected life spans of the existing parking areas. The DDA will be authorized to maintain the existing parking and to construct new parking as needed.

Phase 3: 2041–2055

The following long-term projects are intended to continue reinvestment and financially recover from previous phases. However, any of these projects may begin earlier based upon opportunities to partner, strategic timing, availability of funding, or other such determination by the DDA.

Lakefront and Lake Access Improvements. The DDA will partner with local recreation businesses and new eco-tourism businesses to develop opportunities for lakefront activities such as kayak or boat launches, canoe and kayak rentals, paddleboarding, and other activities. The DDA is also authorized to acquire property and easements to enhance lakefront opportunities and to maintain existing facilities and infrastructure.

Wayfinding Signage System. The DDA will evaluate the Village's existing wayfinding system, and it may update their marketing and branding materials to develop new wayfinding signage to guide visitors to downtown businesses, parking areas, parks and lakefront amenities, municipal offices and other popular destinations.

Public Spaces. The DDA is fortunate to have numerous parks and public spaces in the Development Area, and it will strive to maximize the potential of these amenities by enhancing Lakewood Village Park, the lakefront area and the other public spaces to create a stronger sense of place. The DDA may maintain and replace playground equipment and will add or improve the on-site amenities such as seating and non-motorized access at all public spaces, and new recreational uses such as splash pads and pickleball courts and other similar uses may be installed on public spaces. The DDA may seek to identify properties that can be converted into pocket parks or multi-use spaces for community needs.

Development Support. The DDA may authorize a study to determine the feasibility of burying the overhead utility lines and may assist funding underground utilities in conjunction with other projects. The DDA may assist property owners in the Development Area in the development and enhancement of second story residential units.

Ongoing: 2026–2055

The following projects are anticipated to continue throughout the life of this Plan, as funding permits.

Business Retention/Attraction. The DDA will continue to support business activities in the Development Area, provide business attraction programs and initiatives, and maintain partnerships to assist with economic development activities. Further, The DDA will continue to administer the Façade Improvement Program, assist in the growth of the housing market and will strategically acquire properties when opportunities and funding become available.

Cultural Amenities. Throughout the duration of this Plan, the DDA may partner with local artists, production companies, and other cultural groups to enhance opportunities for cultural amenities within the Development Area. Cultural amenities can include year-round entertainment events, public art, placemaking and community beautification.

Public Road/Infrastructure Improvements. The DDA may partner with and assist the Village and other jurisdictions with authority on the planning, design, construction, repair, or replacement of roads, alleys, other public rights-of-way, and other public infrastructure. This may include the realignment, modification, or improvement of utilities, and other improvements that the DDA may determine as necessary to further the goals of this Development Plan and maintain the values of properties in the Development Area.

Public road and infrastructure improvements may include, but are not limited to:

- » Acquisition of land, rights-of-way, and easements.
- » Studying existing infrastructure.
- » Grading, erosion control, drainage, and site preparation.
- » Installation of the roadbed and paving.
- » Installation of new utility mains and lines, lift stations, and associated infrastructure.
- » Related energy management and efficiency improvements.
- » Improvements for advanced traffic management and autonomous driving.
- » Installation of road lighting, signage, traffic signals, and control devices.
- » Vacating and closing streets, alleys, and rights-of-way, removal of the street, remediation and landscaping, the construction of access roads, and the elimination of curb cuts.
- » Engineering, architectural, legal, and other professional fees.
- » Installation of bike racks and multi-modal crossings to support non-motorized transportation.
- » Maintain sidewalks and improve pedestrian access.
- » Any other items that are necessary or incidental to the items listed above or that the DDA determines to be desirable in connection with this project.

Marketing Programs. Promotion and advertising for Downtown Lake Odessa is a means of promoting revitalization and attracting businesses, residents, and customers. The DDA may engage in marketing and public relations efforts to reinforce that Downtown Lake Odessa is a great place to do business.

Maintaining a strong online presence and marketing collateral such as professionally prepared brochure(s), targeted advertising, marketing of special events, promotion of available business sites and real estate marketing, property tours, use of site consultants, and promotion of the general assets of the Development Area are all elements of a robust marketing program. Collaborative efforts may be pursued with other stakeholders and adjacent communities including Ionia County, Odessa Township, and the MEDC to promote specific programs and year-round events.

Professional, Technical, Administrative, and Management Assistance. The DDA may fund the ongoing professional, technical, administrative, and management costs incurred in accomplishing the purposes and undertaking the projects listed in this Development Plan. Costs may include professional fees for consultants, planning, legal, engineering, and architect fees, administrative and staff support, supplies, materials, postage, dues, newspaper publications, and similar as permitted under PA 57 of 2018.

There are also various management activities necessary to support ongoing DDA operations, including preparation of annual reports, twice-a-year public informational meetings, website postings, and similar as required by PA 57 of 2018. This may include the facilitation of an annual project prioritization system to guide the DDA's implementation efforts. Such a prioritization system would be based on factors such as the increased tax base created, funding and partnerships available, benefits accruing to multiple properties, significant parcels or locations affected, ability to maintain the improvement, blight reduction, timing of elements, and other factors.



Methods and Procedures

Parts of the Development Area to be Left as Open Space and Contemplated Future Use

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(F)

Various park and open space projects will be undertaken pursuant to the DDA's established listing of Planned Projects within the Development Area. These improvements are designed to enhance the walkability and livability of downtown Lake Odessa, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange or Lease to or from the Municipality and the Proposed Terms

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(G)

The DDA has no plans to sell, donate, exchange, or lease to or from the Village any land or building in the Development Area. If opportunities arise consistent with the goals and purposes of this Plan, land and/or building purchases may be considered and terms would be determined at that time.

Additional right-of-way and/or easements may be required to accomplish the planned streetscape, connections, utilities and other public improvements. While it is not the intent of the DDA to purchase either right-of-way or easements since considerable benefits will accrue to the abutting parcels from the public improvements, purchase may be required. Any road right-of-way acquired will be transferred to the road agency with jurisdiction.

Desired Zoning, Streets, Intersections and Utility Changes

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(H)

No zoning changes are currently proposed as part of this Plan. Zoning changes on parcels in the Development Area will be coordinated between the DDA, the Planning Commission, and the Village Council according to state enabling acts and the adopted procedures of the Village. Any change will occur in a manner that ensures appropriate future land uses within the district.

An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(I)

During the 30-year term of this Development Plan and TIF Plan, the estimated cost of the public improvements to be undertaken by the DDA is approximately \$20,420,000.00. These costs include the cost of associated administration, engineering, planning, and design.

It is anticipated that the proposed projects will be paid for, in part with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the Development Area, in accordance with this Development and TIF Plan. Particularly in the early years of this Plan, it is expected that the tax increment revenues will be low, and will have to be supplemented with developer contributions, grant dollars, donations, and other funds as may become available. Projects will not be initiated until such time as sufficient funds have been identified and secured to pay for the project or debt service for project financing. Matching funds, contributions from other funding entities, grants, donations, bonding, special assessments, and other sources available to the DDA pursuant to PA 57 of 2018 may be utilized, consistent with the goals and objectives of this Plan.

It is anticipated that most projects will be financed on a "pay-as-you-go" basis using funds on-hand or accumulated from prior years' captures. However, the DDA may determine that there is a need to sell bonds, obtain loan funds or grants, or receive contributions from any of the other sources permitted under PA 57 of 2018, to facilitate completion of one or more of the improvement projects. Per PA 57 of 2018, Village Council approval is required for bonding and other financings.

Designation of Person or Persons, Natural or Corporate, to Whom All or a Portion of the Development Is to Be Leased, Sold, or Conveyed in Any Manner and for Whose Benefit the Project Is Being Undertaken if that Information Is Available to the Authority

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(J)

All public improvement projects undertaken as part of this plan will remain in public ownership for the public benefit. The DDA may participate in and/or facilitate a purchase of other land for use or redevelopment in accordance with the Village Master Plan and the goals of this Development Plan. The Authority may convey any such property to another entity, yet unknown. Further, the Authority may consider other property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.

Procedures for Bidding for the Leasing, Purchasing, or Conveying of All or a Portion of the Development Upon its Completion, if There Is No Expressed or Implied Agreement Between the Authority and Persons, Natural or Corporate, that All or a Portion of the Development Will Be Leased, Sold, or Conveyed to Those Persons

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(K)

In the event the DDA purchases, receives a donation of, or otherwise comes to own property in the Development Area, it will conform with any bidding or land disposition process adopted by the Village or, in the absence of such procedures, the DDA will adopt suitable procedures to govern the management and disposition of property in conformance with all applicable Federal, State, and local regulations. The DDA currently has no express or implied agreement between the DDA and any persons, natural or corporate, that all or a portion of the development area will be leased, sold, or conveyed to those persons.

Estimated Number of Persons Residing in The Development Area

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(L)

No families or individuals are planned to be displaced, and no occupied residences are designated for acquisition and clearance by this Plan. Since there are less than 100 people that reside in the Development Area, a Development Area Citizens Council is not required to be appointed.

Plan For Establishing Priority for Relocation of Persons Displaced and Provision for Costs of Relocation of Displaced Persons

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(M)

Not applicable. The DDA does not intend to acquire any residential property in conjunction with this Plan. Any residential properties that are redeveloped under this Plan are intended to be acquired by the private sector for private development and ownership. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the DDA will submit to the Village Council an acquisition and relocation plan, consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. As dictated by that Act, provision for the costs of relocation of displaced persons, including financial assistance and reimbursement of expenses will be made.

Compliance with Act 227 of the Public Acts of 1972, Sections 213.321 - 213.332 of the Michigan Compiled Laws

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(O)

The DDA does not intend to condemn property in conjunction with this plan. However, in the future if the condemnation of property is necessary to meet the objective of this plan, the DDA will submit to the Village Council a plan and will comply with Act No. 227 of the Public Acts of 1972, as amended, Sections 213.321 to 213.332 of the Michigan Compiled Laws.

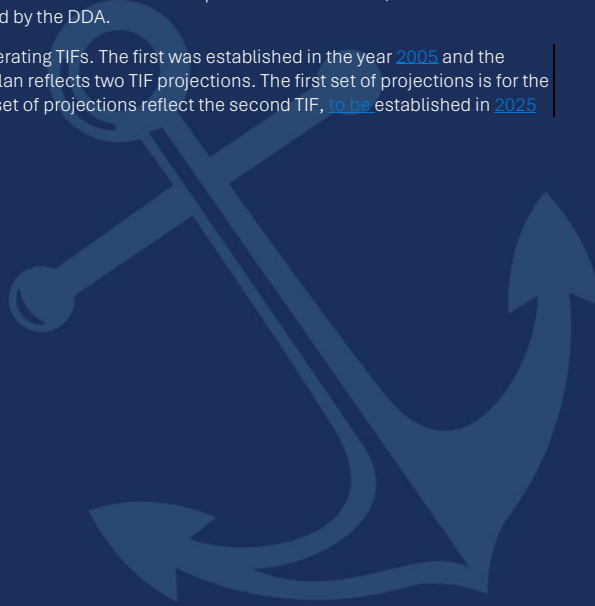
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03. Tax Increment Financing Plan

Introduction

The TIF Plan includes the preceding Development Plan, along with a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

The [Village of Lake Odessa](#) DDA includes two (2) operating TIFs. The first was established in the year [2005](#) and the second [will be](#) established in [2025](#). Therefore, this Plan reflects two TIF projections. The first set of projections is for the first TIF established in [2005](#) (TIF #1) and the second set of projections reflect the second TIF, [to be](#) established in [2025](#) (TIF #2).



Procedures

Explanation of the Tax Increment Procedure

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

As provided in Public Act 57 of 2018, tax increment financing is a tool that can be used to assist redevelopment within a DDA Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated Development Area are “captured” and utilized by the DDA to finance public improvements within that Development Area, which supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare and adopt a Development Plan and a Tax Increment Financing Plan. Both plans are submitted to the Village Council, are subject to public hearing, and Village Council must approve the plans by ordinance. The plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the DDA, subject to approval by Council. All amendments must follow the procedures of PA 57 of 2018.

Captured assessed value is defined in PA 57 of 2018 as the amount, in any one year, by which the current assessed value of the Development Area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the tax increment financing (TIF) plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the ordinance is adopted. Tax increment revenue is generated when the current assessed value of all properties within a Development Area in each year subsequent to the adoption of the TIF Plan, exceeds the initial assessed value of those properties.

Such funds transmitted to the DDA are termed “tax increment revenues”. Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax, local or intermediate school districts, and several other entities specifically exempted under PA 57 of 2018, upon the captured assessed value of real property in the Development Area. The DDA is eligible to collect on personal property tax increment revenue within the Development Area as well. Personal property capture is not reflected in this TIF Plan due to the rapid depreciation of personal property values and other contributing factors.

Initial Assessed Value and Applicable Millage

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

The initial assessed value under this 2024 Plan is established as the total taxable value for all real property in the Development Area which is the most recent assessment roll of the Village for which equalization has been completed at the time of adoption of this Plan. The initial assessed value of the Development Area is \$4,500,362 for TIF #1 and \$300,109 for TIF #2.

The applicable tax levy for tax increment purposes in the Development Area will be the total millage levied by the eligible taxing jurisdictions. The current millage subject to capture (rates per \$1,000 of taxable value) is shown on the next page below.

The applicable millages eligible for capture for **TIF #1** include the following:

- » Village Operating
- » Village Streets
- » Fire Millage
- » Equipment Millage
- » County Operating
- » Odessa Township

The applicable millages eligible for capture for **TIF #2** include the following:

- » Village Operating
- » Village Streets
- » Fire Millage
- » Equipment Millage
- » County Operating
- » Odessa Township

Table 4: Applicable Millage Summary

Taxing Jurisdiction	Projected Captured Millage Rate
Total Applicable Millage for TIF #1 - below	24.9932
Village Operating	10.0173
Village Streets	4.4893
Odessa Twp Operating	0.8388
County Operating	7.2513
Fire Millage	1.8965
Equipment Millage	0.500
Total Applicable Millage for TIF #2 - below	24.9932
Village Operating	10.0173
Village Streets	4.4893
Odessa Twp Operating	0.8388
County Operating	7.2513
Fire Millage	1.8965
Equipment Millage	0.500

Source: Ionia County, 2024

Duration of the Program

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

DDA Authority maintenance and administration may utilize a reasonable portion of the annual TIF revenues. Additionally, architectural and rehabilitation assistance for facades, blight improvements to commercial buildings, signs, and interior landscaping may be funded by a portion of annual TIF revenues.

TIF revenues may be used on an as-needed basis for development projects that cannot yet be estimated for budgeting purposes, such as parcel assemblage and the acquisition of blighted parcels. Other examples of as-needed projects include right-of-way acquisition for greenways/non-motorized improvements, marketing, public/private opportunities, or other similar projects.

Annually and in accordance with Public Act 57 of 2018, the DDA shall submit to the Village Council and the State Tax Commission a report on the status of the tax increment financing account. The report shall be published annually in the official Village newspaper, or other paper, as available.

Revenues and Impact

Estimate of Tax Increment Revenues

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

Under this TIF Plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DDA. The tax increment revenues will be expended in the manner set forth in this Plan. Estimates of the projected growth in taxable value and projected captured revenue for the duration of this Plan are in Table 4. Real property assessments are included in the taxable value projections. Personal property is subject to capture by the DDA but is not included in the following TIF projections.

The projected annual growth in taxable value is estimated at the current equalized value for FY 2023-24, the Assessor's estimated taxable value for FY 2023-24, and thereafter at 2% increase per year. Over the life of this 30-year Plan, the total tax increment revenue captured is estimated at **\$3,355, 512 for TIF #1 and \$115,980 for TIF #2.**

The actual tax increment revenue to be transmitted to the DDA will likely vary from the estimates herein based upon the actual tax levies of the taxing jurisdictions and the actual taxable value in the Development Area over the duration of the Plan. Additional increases in the assessed valuation for the Development Area and resultant tax increment revenues may occur from new other construction, expansion, rehabilitation, appreciation of property values, or other factors. Such increases are beyond those projected in this Plan, but if increases occur, the tax increment revenues will be spent according to this Plan to accelerate the implementation of the public improvement program. It is the intention of the DDA to use the entire captured assessed value in the Development Area for the purposes defined in the Development Plan and period hereinafter set forth, and to not exclude assessed value growth in property resulting solely from inflation.

Estimated Impact on Taxing Jurisdictions

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

The maximum effect of this Plan on the taxing jurisdictions in which the Development Area is located is the taxable value upon which taxes are now levied will remain constant over the life of the Plan. If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the Plan are estimated in Tables 5 and 6.

It is anticipated that the public improvements proposed for the Development Area in this Plan and the private improvements they induce will provide long-term stability and growth in the Development Area and the Village as a whole. This will benefit all taxing jurisdictions. Benefits will result from increases in property values surrounding the Development Area, increased property values in the Development Area at the time the TIF Plan is completed, and from increases in property values throughout the entire community which are, to some degree, dependent upon the well-being of the downtown district for stability and growth. All taxing jurisdictions will benefit substantially from a tax base that has been stabilized and enhanced as a result of the public improvement program.

Table 5: TIF#2 – Future Capture Projections

Fiscal Year	Total Taxable Value	Total Captured Value	Village Operating 10.0173 Mills	Village Streets 4.4893 Mills	County Operating 7.2513 Mills	Odessa Twp. 0.8388 Mills	Fire Millage 1.8965 mills	Equipment Millage 0.5 mills	Total Tax Increment Revenue
2024 (Base Year)	\$300,109		0.0100173	0.0044893	0.0072513	0.0008388	0.0018965	0.0005	
2025	\$407,792								
2026	\$415,948	\$8,156	\$82	\$37	\$59	\$7	\$15	\$4	\$204
2027	\$424,267	\$16,475	\$165	\$74	\$119	\$14	\$31	\$8	\$412
2028	\$432,752	\$24,960	\$250	\$112	\$181	\$21	\$47	\$12	\$624
2029	\$441,407	\$33,615	\$337	\$151	\$244	\$28	\$64	\$17	\$840
2030	\$450,235	\$42,443	\$425	\$191	\$308	\$36	\$80	\$21	\$1,061
2031	\$459,240	\$51,448	\$515	\$231	\$373	\$43	\$98	\$26	\$1,286
2032	\$468,425	\$60,633	\$607	\$272	\$440	\$51	\$115	\$30	\$1,515
2033	\$477,793	\$70,001	\$701	\$314	\$508	\$59	\$133	\$35	\$1,750
2034	\$487,349	\$79,557	\$797	\$357	\$577	\$67	\$151	\$40	\$1,988
2035	\$497,096	\$89,304	\$895	\$401	\$648	\$75	\$169	\$45	\$2,232
2036	\$507,038	\$99,246	\$994	\$446	\$720	\$83	\$188	\$50	\$2,480
2037	\$517,179	\$109,387	\$1,096	\$491	\$793	\$92	\$207	\$55	\$2,734
2038	\$527,522	\$119,730	\$1,199	\$538	\$868	\$100	\$227	\$60	\$2,992
2039	\$538,073	\$130,281	\$1,305	\$585	\$945	\$109	\$247	\$65	\$3,256
2040	\$548,834	\$141,042	\$1,413	\$633	\$1,023	\$118	\$267	\$71	\$3,525
2041	\$559,811	\$152,019	\$1,523	\$682	\$1,102	\$128	\$288	\$76	\$3,799
2042	\$571,007	\$163,215	\$1,635	\$733	\$1,184	\$137	\$310	\$82	\$4,079
2043	\$582,427	\$174,635	\$1,749	\$784	\$1,266	\$146	\$331	\$87	\$4,365
2044	\$594,076	\$186,284	\$1,866	\$836	\$1,351	\$156	\$353	\$93	\$4,656
2045	\$605,957	\$198,165	\$1,985	\$890	\$1,437	\$166	\$376	\$99	\$4,953
2046	\$618,077	\$210,285	\$2,106	\$944	\$1,525	\$176	\$399	\$105	\$5,256
2047	\$630,438	\$222,646	\$2,230	\$1,000	\$1,614	\$187	\$422	\$111	\$5,565
2048	\$643,047	\$235,255	\$2,357	\$1,056	\$1,706	\$197	\$446	\$118	\$5,880
2049	\$655,908	\$248,116	\$2,485	\$1,114	\$1,799	\$208	\$471	\$124	\$6,201
2050	\$669,026	\$261,234	\$2,617	\$1,173	\$1,894	\$219	\$495	\$131	\$6,529
2051	\$682,407	\$274,615	\$2,751	\$1,233	\$1,991	\$230	\$521	\$137	\$6,863
2052	\$696,055	\$288,263	\$2,888	\$1,294	\$2,090	\$242	\$547	\$144	\$7,205
2053	\$709,976	\$302,184	\$3,027	\$1,357	\$2,191	\$253	\$573	\$151	\$7,553
2054	\$724,175	\$316,383	\$3,169	\$1,420	\$2,294	\$265	\$600	\$158	\$7,907
2055	\$738,659	\$330,867	\$3,314	\$1,485	\$2,399	\$278	\$627	\$165	\$8,269
									\$115,980

Source: Village of Lake Odessa, 2024

Tax increment projected using real property values and current millage rates.

DDA base year per Lake Odessa DDA Development and TIF Plan. Annual change in taxable values estimated at 1.02% increase per year.

Table 6: TIF #1 – Future Capture Projections

Fiscal Year	Total Taxable Value	Total Captured Value	Village Operating 10.0173 Mills	Odessa Township 0.8388 Mills	Village Streets 4.4893 Mills	County Operating 7.2513 Mills	Fire Millage 1.8965 mills	Equipment Millage 0.5000 mills	Total Tax Increment Revenue
2004 (Base Year)	\$4,500,362		0.010173	0.0008388	0.004489	0.0072513	0.0018965	0.000500000	
2024	\$6,360,231								
2025	\$6,487,436								
2026	\$6,617,184	\$2,116,822	\$21,534	\$1,755	\$9,502	\$15,350	\$4,014	\$1,058	\$53,213
2027	\$6,749,528	\$2,249,166	\$22,881	\$1,866	\$10,097	\$16,309	\$4,265	\$1,124	\$56,562
2028	\$6,884,519	\$2,384,157	\$24,254	\$2,000	\$10,702	\$17,288	\$4,521	\$1,192	\$59,957
2029	\$7,022,209	\$2,521,847	\$25,655	\$2,115	\$11,321	\$18,286	\$4,782	\$1,261	\$63,240
2030	\$7,162,653	\$2,662,291	\$27,083	\$2,223	\$11,951	\$19,305	\$5,049	\$1,331	\$66,942
2031	\$7,305,906	\$2,805,544	\$28,541	\$2,353	\$12,594	\$20,344	\$5,321	\$1,403	\$70,566
2032	\$7,452,024	\$2,951,662	\$30,027	\$2,476	\$13,250	\$21,403	\$5,598	\$1,476	\$74,230
2033	\$7,601,065	\$3,100,703	\$31,543	\$2,601	\$13,919	\$22,484	\$5,880	\$1,550	\$77,978
2034	\$7,753,086	\$3,252,724	\$33,090	\$2,728	\$14,601	\$23,586	\$6,169	\$1,626	\$81,801
2035	\$7,908,148	\$3,407,786	\$34,667	\$2,858	\$15,298	\$24,711	\$6,463	\$1,704	\$85,701
2036	\$8,066,311	\$3,565,949	\$36,276	\$2,991	\$16,008	\$25,858	\$6,763	\$1,783	\$89,679
2037	\$8,227,637	\$3,727,275	\$37,918	\$3,126	\$16,732	\$27,028	\$7,069	\$1,864	\$93,736
2038	\$8,392,190	\$3,891,828	\$39,592	\$3,264	\$17,470	\$28,221	\$7,381	\$1,946	\$97,874
2039	\$8,560,034	\$4,059,672	\$41,299	\$3,405	\$18,224	\$29,438	\$7,699	\$2,030	\$102,095
2040	\$8,731,234	\$4,230,872	\$43,041	\$3,549	\$18,992	\$30,679	\$8,024	\$2,115	\$106,401
2041	\$8,905,859	\$4,405,497	\$44,817	\$3,695	\$19,776	\$31,946	\$8,355	\$2,203	\$110,792
2042	\$9,083,976	\$4,583,614	\$46,629	\$3,845	\$20,576	\$33,237	\$8,693	\$2,292	\$115,271
2043	\$9,265,656	\$4,765,294	\$48,477	\$3,997	\$21,391	\$34,555	\$9,037	\$2,383	\$119,840
2044	\$9,450,969	\$4,950,607	\$50,363	\$4,153	\$22,223	\$35,898	\$9,389	\$2,475	\$124,501
2045	\$9,639,988	\$5,139,626	\$52,285	\$4,311	\$23,072	\$37,269	\$9,747	\$2,570	\$129,254
2046	\$9,832,788	\$5,332,426	\$54,247	\$4,473	\$23,937	\$38,667	\$10,113	\$2,666	\$134,103
2047	\$10,029,444	\$5,529,082	\$56,247	\$4,638	\$24,820	\$40,093	\$10,486	\$2,765	\$139,049
2048	\$10,230,032	\$5,729,670	\$58,288	\$4,806	\$25,720	\$41,548	\$10,866	\$2,865	\$144,093
2049	\$10,434,633	\$5,934,271	\$60,369	\$4,978	\$26,639	\$43,031	\$11,254	\$2,967	\$149,239
2050	\$10,643,326	\$6,142,964	\$62,492	\$5,153	\$27,576	\$44,544	\$11,650	\$3,071	\$154,487
2051	\$10,856,192	\$6,355,830	\$64,658	\$5,331	\$28,531	\$46,088	\$12,054	\$3,178	\$159,840
2052	\$11,073,316	\$6,572,954	\$66,867	\$5,513	\$29,506	\$47,662	\$12,466	\$3,286	\$165,301
2053	\$11,294,782	\$6,794,420	\$69,120	\$5,699	\$30,500	\$49,268	\$12,886	\$3,397	\$170,870
2054	\$11,520,678	\$7,020,316	\$71,418	\$5,889	\$31,514	\$50,906	\$13,314	\$3,510	\$176,551
2055	\$11,751,092	\$7,250,730	\$73,762	\$6,082	\$32,549	\$52,577	\$13,751	\$3,625	\$182,346
								\$66,717	\$3,355,512

Tax increment projected using real property values and current millage rates.
 DDA base year per [Lake Odessa](#) DDA Development and TIF Plan.
 Annual change in taxable values estimated at 2% increase per year.

Expenditure and Indebtedness

Expenditure of Tax Increment Revenues

REFERENCE TO PA 157 OF 2018: SECTION 125.4214 (1)

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area is outlined in the Development Plan. As described elsewhere, the cost estimates are approximations and very preliminary. These cost estimates are based solely upon concepts and have not been developed from construction drawings. Specific plans and refined cost estimates for the Development Area improvements will be completed upon initiation of each project.

As can be seen from the projections, the amount of TIF revenues will be very limited until such time as one or more of the larger redevelopments occur. Leveraging of funds will be very important for success. It is intended that outside grants and other sources of funding will be pursued, as permitted under PA 57 of 2018. Other private funds, in kind contributions, public-private partnerships, and non-tax increment sources will also be considered to maximize the success of this Development and TIF Plan.

Any additional tax increment revenues beyond those projected in this Plan will:

1. Be used to further the implementation of the public improvement program, projects, priorities, and objectives of this Plan,
2. Be used to expedite any debt service to the extent possible, or
3. Be returned, pro-rata, to the taxing units as provided by law.

If the tax increment revenues are less than projected, the DDA may choose to:

1. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements.
2. Implement public improvement projects based upon the ability to match existing funds with expenditures, while seeking out additional funding sources.
3. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

The DDA shall annually review its proposed increment expenditures and revenues to prioritize the use of any additional funds, or to reduce expenditures if necessary. Other projects that arise and are consistent with the objectives and priorities of the Plan may also be funded consistent with the financing methods described in this Plan.

Maximum Amount of Bonded Indebtedness

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

The DDA has no bonded indebtedness. Most of the DDA's proposed improvements are planned to be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the DDA, or as may be accumulated over more than one year and held in reserve to allocate for projects. However, bonded indebtedness may be undertaken if the DDA determines, subject to Village Council approval, that it would be advantageous to complete all or portions of the improvement program.

Alternately, or in combination with bond proceeds, with the approval of Village Council, the DDA may borrow funds from other sources as permitted under PA 57 of 2018. Loans from other sources may be used, depending upon the favorability of terms, availability of other funds, and suitability for the size and type of project involved.

The maximum amount of bonded indebtedness to be incurred under this TIF Plan will be limited to only those projects identified in the Development Plan and will be limited by only the annual revenues available to the Downtown Development Authority for bond interests and principal payments. Bonds issued under this TIF Plan may be issued in any form authorized under PA 57 of 2018.

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04. Appendix

Legal Description

Public Participation

Adoption Documentation



Legal Description TIF #1

VILLAGE OF LAKE ODESSA DOWNTOWN DISTRICT

Part of Sections 27, 28, 33 and 34, Odessa Township, Ionia County, Michigan,
described as follows:

Beginning at the northwest intersection of Johnson Street and Lincoln Street; thence east 432' to the easterly right-of-way line of Fourth Avenue; thence south 83'; thence east 275' to easterly right-of-way line of Ionia Street; thence south 130' to the northeast intersection of Ionia Street and Tupper Lake Street; thence east 66'; thence south 204' along the easterly right-of-way boundary of Third Avenue; thence east 148'; thence south 450'; thence southeast 193' to the easterly boundary of Second Avenue; thence south 283'; thence west 579' along the rear parcel lines of the parcels on the southern side of Second Avenue; thence south 564' along the rear property lines of those parcels fronting on Third Avenue; thence east 41'; thence south 108'; thence west 41'; thence south 434' along the rear property lines of those parcels fronting on Third Avenue; thence east 359' along the northern boundary of the Village Park; thence south 331' along the rear property lines of those parcels fronting on Second Avenue; thence east 480' along the rear property lines of those parcels fronting on Jordan Lake Street (M-50); thence north 15'; thence east 27'; thence south 29'; thence east 84'; thence south 51'; thence east 361 feet along the rear property lines of those parcels fronting on Jordan Lake Street (M-50); thence north 172'; thence east 60'; thence south 66'; thence east 76'; thence north 66'; thence east 22'; thence north 542'; thence west 380'; thence north 561' along the front property lines of those parcels fronting on the westerly side of Jordan Lake Avenue; thence southeast 855' along the north side of Sewer Plant Road; thence south 464' along the east side of French Fry Lane; thence east 680' along the rear property lines of those northerly parcels fronting on Jordan Lake Street (M-50); thence south 460' to the south side of the Jordan Lake Street (M-50) right-of-way; thence west 787' feet along the south Jordan Lake Street (M-50) right-of-way; thence southwest 573' along the southern boundary of Virginia Street; thence west 66'; thence south 139'; thence west 406' along the rear property lines of those parcels fronting on the south side of Jordan Lake Street (M-50); thence north 17'; thence west 115'; thence south 112'; thence west 224'; thence south 83'; thence west 396' feet along the rear property lines of those parcels fronting on Jordan Lake Street (M-50); thence north 166'; thence west 166'; thence north 950' along the western boundary of Fourth Avenue; thence west 141' along the southern

boundary of Fourth Street; thence north 842' along the rear property lines of those parcels fronting on the east side of Fifth Avenue; thence west 67'; thence north 68'; thence east 66'; thence north 451' feet along the rear property lines of those parcels fronting on the east side of Fifth Avenue; thence west 213' to the west boundary of Fifth Avenue; thence north 215' along the western boundary of Fifth Avenue to the point of beginning.

Legal Description of TIF#2

Part of Section 33, Odessa Twp, Ionia County, Michigan, described as follows:

Beg at a point on the west line of Jordan Lake Ave a distance of 243 feet north of the shoreline of Jordan Lake, then south 243 feet to said shoreline, thence SWly along said shoreline 300 feet, thence N 120 feet, thence West 80 feet to the west ROW line of Lakeview Dr, the SWly alg said ROW line 40 ft, thence NWly along the property line 30 feet, thence Swly along the rear property line of those parcels fronting Lakeview Dr a distance of 80 feet, thence SE 10 ft, the West 70 ft to the east ROW line of Second Ave, the North along said ROW 15 to a point directly across from the north row line of McArthur Street, Then west 214 feet, thence north 185 feet, thence East 214 feet to the east row line of Second Avenue, thence east 115 ft, then S 17 ft, then east along the rear line of those parcels fronting on the south side of Jordan Lake St (M-50) 406 feet, thence south 139 feet to the POB.

Legal description of TIF #1 and TIF #2

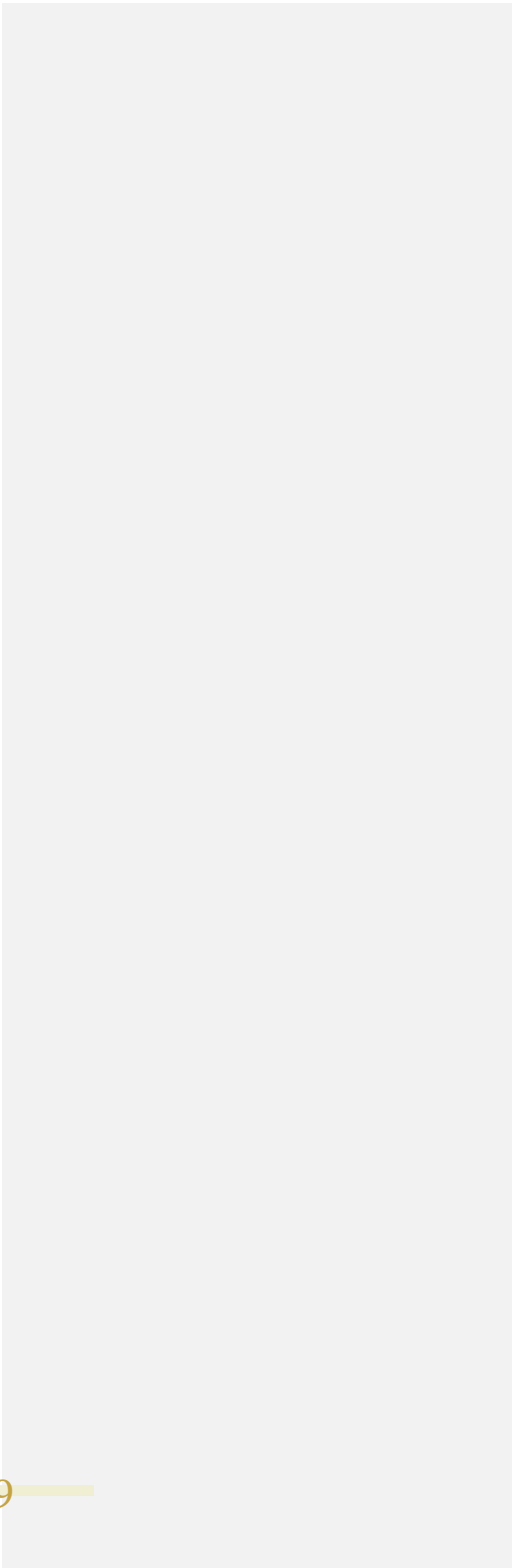
Part of Section 27, 28, 33, and 34, Odessa Twp, Ionia County, Michigan, described as follows:

Beginning at the northwest intersection of Johnson Street and Lincoln Street, thence east 432 ft to the easterly ROW line of Fourth Avenue; thence south 83 feet, thence east 275 feet to the easterly ROW line of Ionia Street; thence south 130 feet to the northeast intersection of Ionia Street and Tupper Lake Street; thence east 66 ft; thence south 204 ft along the easterly boundary of Third Avenue; thence east 148 ft; thence south 450 ft; thence southeast 193 ft to the westerly boundary of Second Avenue, thence south 283 ft; thence west 579 ft along the rear parcel lines of the parcels fronting on Second Street; thence south 564 ft along the rear property lines of those parcels fronting on Third Avenue; thence east 359 feet along the northern boundary of the Village Park; thence south 331 feet along the rear property lines of those parcels fronting on Second Avenue; thence east 480 ft along the rear property lines of those parcels fronting on Jordan Lake Street (M-50); thence north 15 ft; thence east 27 ft; thence south 29 ft; thence east 84 ft; thence south 51 ft; thence east 361 ft along the rear property lines of those parcels fronting on Jordan Lake St (M-50); thence north 172 ft; thence east 60 ft; thence south 66 ft; thence east 76 ft; thence north 66 ft; thence east 22 ft; thence north 542 ft; thence west 380 ft; thence north 561 ft along the ROW line of Jordan Lake Avenue; thence southeast 855 ft along the south ROW line of Sewer Plant Road; thence south 464 ft along the east side of French Fry Lane; thence east 680 ft along the rear property lines of those parcel fronting on Jordan Lake Street (M-50); thence south 460 feet to the south ROW line of Jordan Lake Street (M-50); thence west along the ROW line 787 ft to Virginia Street; thence southwest 573 feet along the south ROW line of Virginia Street; thence west 66 ft; thence south 243 feet to the shore of Jordan Lake; thence southwesterly along the shoreline 300 feet; thence north 120 feet; thence west 80 feet to the west ROW line of Lakeview Drive; thence southwest along said ROW 40 ft; thence northwesterly along the property line 30 ft; thence southwest along the rear lines of those properties fronting Lakeview Drive 80 feet; thence southeast 10 ft; thence west 70 feet to the east ROW line of Second Avenue; the north along said ROW 15 ft; thence west 214 ft; thence north 185 feet; thence west 396 ft along the rear property lines of those parcels fronting on Jordan Lake Street (M-50); thence north 166 ft; thence west 166 ft; thence north 950 ft along the west ROW line of Fourth Avenue; thence west 141 ft along the south ROW line of Fourth street; thence north 842 ft along the rear property lines of those parcels fronting on Fifth Avenue; thence west 67 ft; thence north 68 ft; thence east 66 ft; thence north 451 ft along the rear property lines of those parcels fronting on Fifth Avenue; thence west 213 ft to the west ROW line of Fifth Avenue; thence north 215 ft along said ROW line to the POB.

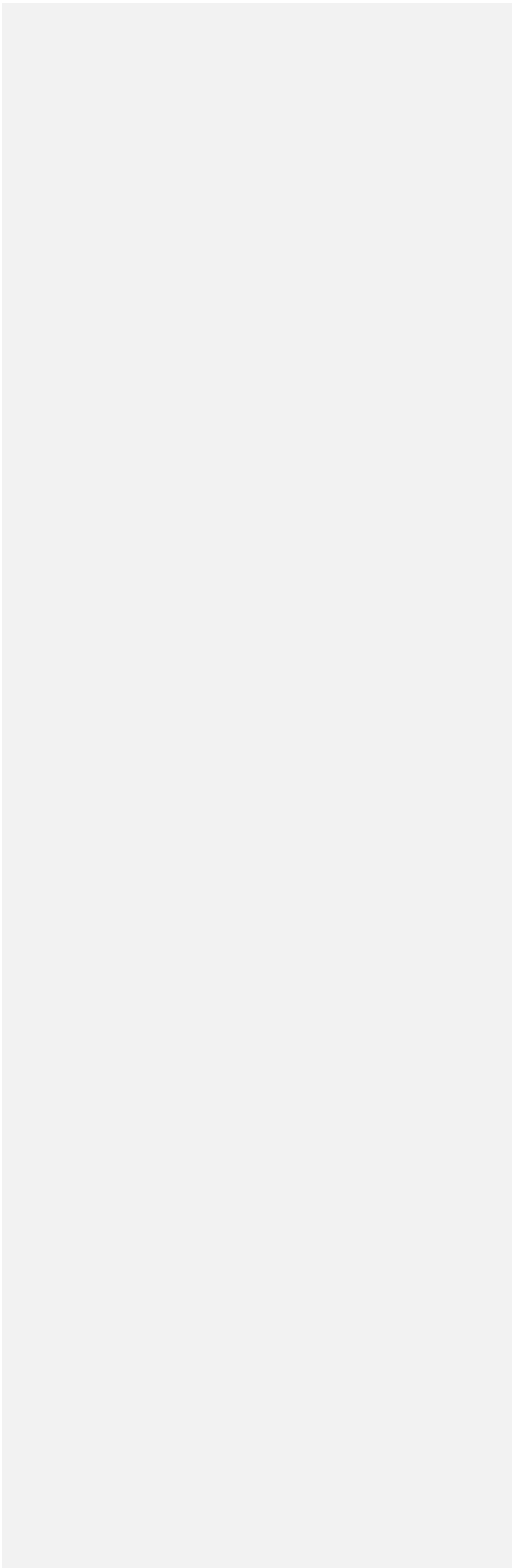
Appendix B : List of Parcels in the Downtown Development Area

The following real properties, as of August 2025, are located within the Village of Lake Odessa Downtown Development area and are eligible for TIF capture.

101-050-000-190-00	101-200-000-185-01	101-200-000-765-00
101-050-000-190-10	101-200-000-190-00	101-200-000-775-00
101-050-000-195-00	101-200-000-200-00	101-200-000-780-00
101-050-000-230-00	101-200-000-205-00	101-200-000-790-00
101-050-000-235-10	101-200-000-205-01	101-200-000-790-01
101-050-000-260-00	101-200-000-210-00	101-200-000-820-20
101-050-000-270-00	101-200-000-335-00	101-200-000-945-00
101-051-000-095-00	101-200-000-335-01	101-200-000-950-00
101-051-000-100-00	101-200-000-340-00	101-200-000-955-00
101-051-000-103-00	101-200-000-345-00	101-200-000-960-10
101-051-000-103-02	101-200-000-350-00	101-200-000-980-00
101-051-000-105-00	101-200-000-355-00	101-200-000-985-00
101-051-000-135-10	101-200-000-360-00	101-200-001-045-00
101-060-000-075-00	101-200-000-365-00	101-200-001-055-10
101-060-000-075-01	101-200-000-365-01	101-200-001-230-00
101-060-000-125-00	101-200-000-370-00	101-200-001-235-00
101-060-000-130-00	101-200-000-380-00	101-200-001-240-00
101-070-000-005-00	101-200-000-385-00	101-230-000-005-00
101-070-000-045-00	101-200-000-390-00	101-230-000-010-00
101-070-000-055-00	101-200-000-440-00	101-230-000-015-00
101-070-000-060-00	101-200-000-445-00	101-230-000-020-00
101-070-000-065-00	101-200-000-450-00	101-230-000-025-00
101-070-000-070-00	101-200-000-455-00	101-230-000-030-00
101-070-000-075-00	101-200-000-460-00	101-230-000-035-00
101-150-000-265-00	101-200-000-465-00	
101-150-000-270-00	101-200-000-470-00	
101-150-000-275-00	101-200-000-475-00	
101-150-000-280-00	101-200-000-480-00	
101-150-000-285-00	101-200-000-490-00	
101-150-000-355-00	101-200-000-495-00	
101-170-000-005-00	101-200-000-500-00	
101-170-000-010-00	101-200-000-505-00	
101-170-000-015-00	101-200-000-505-00	
101-170-000-020-00	101-200-000-510-00	
101-170-000-050-00	101-200-000-515-00	
101-190-000-245-00	101-200-000-530-00	
101-190-000-250-10	101-200-000-535-00	
101-190-000-250-20	101-200-000-645-00	
101-200-000-115-00	101-200-000-680-00	
101-200-000-115-01	101-200-000-685-00	
101-200-000-120-00	101-200-000-690-00	
101-200-000-140-10	101-200-000-715-00	
101-200-000-145-00	101-200-000-720-00	
101-200-000-150-00	101-200-000-725-00	
101-200-000-155-00	101-200-000-730-00	
101-200-000-160-00	101-200-000-735-00	
101-200-000-175-00	101-200-000-740-00	
101-200-000-180-10	101-200-000-750-00	
101-200-000-180-20	101-200-000-755-00	
101-200-000-185-00	101-200-000-760-00	



Public Participation



Adoption Documentation

Tax Increment Finance #1

Revised

Fiscal Year	Total Taxable Value	Total Captured Value	Village Operating 10.0173 Mills	Village Streets 4.4893 Mills	County Operating 4.5537 Mills	Odessa Township 0.8388 mills	Total Tax Increment Revenue
2004 (Base Year)	\$4,500,362		0.010173	0.004489	0.0045537	0.0008388	
2024	\$6,360,231						
2025	\$6,487,436						
2026	\$6,617,184	\$2,116,822	\$21,534	\$9,502	\$9,639	\$1,776	\$42,451
2027	\$6,749,528	\$2,249,166	\$22,881	\$10,097	\$10,242	\$1,887	\$45,107
2028	\$6,884,519	\$2,384,157	\$24,254	\$10,702	\$10,857	\$2,000	\$47,813
2029	\$7,022,209	\$2,521,847	\$25,655	\$11,321	\$11,484	\$2,115	\$50,575
2030	\$7,162,653	\$2,662,291	\$27,083	\$11,951	\$12,123	\$2,233	\$53,390
2031	\$7,305,906	\$2,805,544	\$28,541	\$12,594	\$12,776	\$2,353	\$56,264
2032	\$7,452,024	\$2,951,662	\$30,027	\$13,250	\$13,441	\$2,476	\$59,194
2033	\$7,601,065	\$3,100,703	\$31,543	\$13,919	\$14,120	\$2,601	\$62,183
2034	\$7,753,086	\$3,252,724	\$33,090	\$14,601	\$14,812	\$2,728	\$65,231
2035	\$7,908,148	\$3,407,786	\$34,667	\$15,298	\$15,518	\$2,858	\$68,341
2036	\$8,066,311	\$3,565,949	\$36,276	\$16,008	\$16,238	\$2,991	\$71,513
2037	\$8,227,637	\$3,727,275	\$37,918	\$16,732	\$16,973	\$3,126	\$74,749
2038	\$8,392,190	\$3,891,828	\$39,592	\$17,470	\$17,722	\$3,264	\$78,049
2039	\$8,560,034	\$4,059,672	\$41,299	\$18,224	\$18,487	\$3,405	\$81,415
2040	\$8,731,234	\$4,230,872	\$43,041	\$18,992	\$19,266	\$3,549	\$84,848
2041	\$8,905,859	\$4,405,497	\$44,817	\$19,776	\$20,061	\$3,695	\$88,350
2042	\$9,083,976	\$4,583,614	\$46,629	\$20,576	\$20,872	\$3,845	\$91,922
2043	\$9,265,656	\$4,765,294	\$48,477	\$21,391	\$21,700	\$3,997	\$95,565
2044	\$9,450,969	\$4,950,607	\$50,363	\$22,223	\$22,544	\$4,153	\$99,282
2045	\$9,639,988	\$5,139,626	\$52,285	\$23,072	\$23,404	\$4,311	\$103,072
2046	\$9,832,788	\$5,332,426	\$54,247	\$23,937	\$24,282	\$4,473	\$106,939
2047	\$10,029,444	\$5,529,082	\$56,247	\$24,820	\$25,178	\$4,638	\$110,883
2048	\$10,230,032	\$5,729,670	\$58,288	\$25,720	\$26,091	\$4,806	\$114,905
2049	\$10,434,633	\$5,934,271	\$60,369	\$26,639	\$27,023	\$4,978	\$119,009
2050	\$10,643,326	\$6,142,964	\$62,492	\$27,576	\$27,973	\$5,153	\$123,194
2051	\$10,856,192	\$6,355,830	\$64,658	\$28,531	\$28,943	\$5,331	\$127,463
2052	\$11,073,316	\$6,572,954	\$66,867	\$29,506	\$29,931	\$5,513	\$131,818
2053	\$11,294,782	\$6,794,420	\$69,120	\$30,500	\$30,940	\$5,699	\$136,259
2054	\$11,520,678	\$7,020,316	\$71,418	\$31,514	\$31,968	\$5,889	\$140,789
2055	\$11,751,092	\$7,250,730	\$73,762	\$32,549	\$33,018	\$6,082	\$145,411
			\$1,357,440	\$598,991	\$607,626	\$111,926	\$2,675,982

Tax Increment Finance #2

Revised

Fiscal Year	Total Taxable Value	Total Captured Value	Village Operating 10.0173 Mills	Village Streets 4.4893 Mills	Total Tax Increment Revenue
2024 (Base Year)	\$300,109		0.0100173	0.0044893	
2025	\$306,111				
2026	\$312,233	\$6,122	\$61	\$27	\$88
2027	\$318,478	\$6,245	\$63	\$28	\$91
2028	\$324,847	\$6,369	\$64	\$28	\$92
2029	\$331,344	\$6,497	\$65	\$29	\$94
2030	\$337,970	\$6,627	\$66	\$30	\$96
2031	\$344,729	\$6,759	\$68	\$30	\$98
2032	\$351,623	\$6,894	\$69	\$31	\$100
2033	\$358,655	\$7,032	\$70	\$31	\$101
2034	\$365,828	\$7,173	\$72	\$32	\$104
2035	\$373,144	\$7,316	\$73	\$33	\$106
2036	\$380,607	\$7,463	\$75	\$33	\$108
2037	\$388,219	\$7,612	\$76	\$34	\$110
2038	\$395,983	\$7,764	\$78	\$35	\$113
2039	\$403,903	\$7,920	\$79	\$35	\$114
2040	\$411,981	\$8,078	\$81	\$35	\$116
2041	\$420,220	\$8,239	\$82	\$36	\$118
2042	\$428,624	\$8,404	\$84	\$37	\$121
2043	\$437,196	\$8,572	\$86	\$38	\$124
2044	\$445,940	\$8,744	\$87	\$38	\$125
2045	\$454,859	\$8,919	\$89	\$39	\$128
2046	\$463,956	\$9,097	\$90	\$40	\$130
2047	\$473,235	\$9,279	\$93	\$41	\$134
2048	\$482,700	\$9,465	\$95	\$42	\$137
2049	\$492,354	\$9,654	\$96	\$42	\$138
2050	\$502,201	\$9,847	\$98	\$43	\$141
2051	\$512,245	\$10,044	\$100	\$44	\$144
2052	\$522,490	\$10,245	\$102	\$45	\$147
2053	\$532,940	\$10,450	\$104	\$46	\$150
2054	\$543,598	\$10,659	\$106	\$47	\$153
2055	\$544,470	\$10,872	\$109	\$48	\$157
			\$2,481	\$1,097	\$3,578

New Business

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2025-39

**APPROVING THE AUGUST 11, 2025, ORDER OF THE HEARING OFFICER IN THE
MATTER OF THE DANGEROUS STRUCTURE AT 1323 IONIA STREET**

WHEREAS, pursuant to Article II of Chapter 6 of the Code of Ordinances, the Village Manager, on February 20, 2025, issued a notice and order to the owner of a residential structure at 1323 Ionia Street to repair or correct violations of provisions of Article II of Chapter 6; and

WHEREAS, because no action was taken to repair or correct the violations, a hearing officer was appointed who conducted a hearing on the violations and issued a notice and order dated August 11, 2025, requiring demolition of the dangerous structure; and

WHEREAS, because no action was taken to demolish the structure, the Village Council, pursuant to Section 6-35(d), held a hearing on November 17, 2025, and considered whether to approve, disapprove, or modify the August 11, 2025 order of the hearing officer;

NOW, THEREFORE, BE IT RESOLVED that the Village Council hereby approves the August 11, 2025, order of the hearing officer and directs the Village Manager to enforce the order in accordance with the provisions of Section 6-35(d).

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 17, 2025

Kathy Forman, Village Clerk

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2025-39

**DISAPPROVING THE AUGUST 11, 2025, ORDER OF THE HEARING OFFICER IN
THE MATTER OF THE DANGEROUS STRUCTURE AT 1323 IONIA STREET**

WHEREAS, pursuant to Article II of Chapter 6 of the Code of Ordinances, the Village Manager, on February 20, 2025, issued a notice and order to the owner of a residential structure at 1323 Ionia Street to repair or correct violations of provisions of Article II of Chapter 6; and

WHEREAS, because no action was taken to repair or correct the violations, a hearing officer was appointed who conducted a hearing on the violations and issued a notice and order dated August 11, 2025, requiring demolition of the dangerous structure; and

WHEREAS, because no action was taken to demolish the structure, the Village Council, pursuant to Section 6-35(d), held a hearing on November 17, 2025, and considered whether to approve, disapprove, or modify the August 11, 2025 order of the hearing officer;

NOW, THEREFORE, BE IT RESOLVED that the Village Council hereby disapproves the August 11, 2025, order of the hearing officer and directs the Village Manager to notify the property owner that no corrective action is required;

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 17, 2025

Kathy Forman, Village Clerk

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2025-39

**MODIFYING THE AUGUST 11, 2025, ORDER OF THE HEARING OFFICER IN THE
MATTER OF THE DANGEROUS STRUCTURE AT 1323 IONIA STREET**

WHEREAS, pursuant to Article II of Chapter 6 of the Code of Ordinances, the Village Manager, on February 20, 2025, issued a notice and order to the owner of a residential structure at 1323 Ionia Street to repair or correct violations of provisions of Article II of Chapter 6; and

WHEREAS, because no action was taken to repair or correct the violations, a hearing officer was appointed who conducted a hearing on the violations and issued a notice and order dated August 11, 2025, requiring demolition of the dangerous structure; and

WHEREAS, because no action was taken to demolish the structure, the Village Council, pursuant to Section 6-35(d), held a hearing on November 17, 2025, and considered whether to approve, disapprove, or modify the August 11, 2025 order of the hearing officer;

NOW, THEREFORE, BE IT RESOLVED that the Village Council hereby modifies the August 11, 2025, order of the hearing officer as follows:

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 17, 2025

Kathy Forman, Village Clerk

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

Trustee _____, supported by Trustee _____, moved the adoption of the following ordinance:

ORDINANCE NO. 2025-09

**AN ORDINANCE TO AMEND THE CODE OF
ORDINANCES OF THE VILLAGE OF LAKE ODESSA BY
AMENDING SECTIONS 2-163 AND 2-165, AND BY
REPEALING SECTION 2-164**

THE VILLAGE OF LAKE ODESSA ORDAINS:

Section 1. That Sections 2-163 and 2-164 of the Code of Ordinances, Village of Lake Odessa, Michigan, are hereby amended to read as follows:

Sec. 2-163. Authority established.

There is hereby created, pursuant to Act 197, a downtown development authority for the village. The authority shall be a public body corporate and shall be known and exercise its powers under the title of "Lake Odessa Downtown Development Authority." The authority may adopt a seal, may sue and be sued in any court of this state, and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this division and Act 197. The enumeration of a power in this division or in Act 197 shall not be construed as a limitation upon the general powers of the authority; ~~provided, however, that any tax increment financing plan adopted under the provisions of Act 197 shall not extend beyond the last day of December, 2025, unless this division is amended pursuant to the same requirements for adopting the ordinance which creates the authority.~~

~~Sec. 2-164. Dissolution.~~

~~This division shall expire and the authority and the board shall be dissolved no later than the last day of December, 2025. The village council and the authority board shall not authorize or incur any obligations of the authority, including the issuance or repayment of bonds, the principal and interest of which shall become due or payable on or after the last day of December, 2025.~~

Section 2.165 Downtown district.

The downtown district in which the authority shall exercise its powers as provided by Act 197 shall consist of the described territory in the village, subject to this division and Act 197, as set forth below. The downtown district encompasses a portion of Sections 28, 33 and 34, Township 5 North, Range 7 West, Odessa Township, Village of Lake Odessa, Ionia County, Michigan, described as follows:

Beginning at the southeast corner of Lot 94, Johnson's Addition to Village of Bonanza; thence easterly to the southwest corner of Lot 83, Johnson's Addition to Village of Bonanza; thence easterly to the southeast corner of Lot 78, Johnson's Addition to Village of Bonanza; thence easterly to the northwest corner of Lot 66, Johnson's Addition to Village of Bonanza; thence southerly to the northwest corner of Lot 65, Johnson's Addition to Village of Bonanza; thence easterly to the northeast corner of Lot 62, Johnson's Addition to Village of Bonanza; thence easterly to the northwest corner of Lot 47, Johnson's Addition to Village of Bonanza; thence southerly to the southwest corner of said Lot 47; thence easterly to the southeast corner of said Lot 47; thence southerly to the northwest corner of Lot 12, Block 3, Village of Lake Odessa; thence southerly to the northwest corner of Lot 10, Block 3, Village of Lake Odessa; thence easterly to the northeast corner of said Lot 10; thence southerly to the southeast corner of Lot 7, Block 3, Village of Lake Odessa; thence southerly to the northeast corner of Lot 12, Block 10, Village of Lake Odessa; thence southerly along the East line of said Lot 12 and its southerly extension to the northeasterly line of the railroad right-of-way which runs thru Block 10, Village of Lake Odessa; thence southeasterly along said northeasterly railroad right-of-way line to the easterly right-of-way line of Second Avenue; thence southerly along the easterly right-of-way line of Second Avenue to the southwest corner of Lot 12, Block 14, Village of Lake Odessa; thence westerly to the southeast corner of Lot 1, Block 15, Village of Lake Odessa; thence westerly to the southwest corner of said Lot 1; thence southwesterly to the southeast corner of the North 6 feet of Lot 11, Block 15, Village of Lake Odessa; thence westerly along the South line of the North 6 feet of Lot 11, Block 15, Village of Lake Odessa to the eastern right-of-way line of Third Avenue; thence westerly to the southeast corner of Lot 1, Block 16, Village of Lake Odessa; thence westerly to the southwest corner of said Lot 1; thence southerly to the southwest corner of Lot 6, Block 16, Village of Lake Odessa; thence southerly to the northwest corner of Lot 1, Block 21, Village of Lake Odessa; thence southerly to the southwest corner of Lot 2, Block 21, Village of Lake Odessa; thence easterly 56.75 feet along the North line of Lot 3, Block 21, Village of Lake Odessa; thence southerly and parallel to the West line of said Lot 3 to the North line of Lot 4, Block 21, Village of Lake Odessa; thence westerly 11.75 feet along the North line of said Lot 4; thence southerly and parallel to the West line of said Lot 4 to the South line of the North 22 feet of Lot 5, Block 21, Village of Lake Odessa; thence westerly and parallel to the North line of said Lot 5 to the West line of said Lot 5; thence southerly to the southwest corner of Lot 6, Block 21, Village of Lake Odessa; thence southerly to the northwest corner of Lot 1, Block 28, Village of Lake Odessa; thence southerly to the southwest corner of Lot 4, Block 28, Village of Lake Odessa; thence easterly to the southeast corner of said Lot 4; thence easterly to the southwest corner of said Lot 5, Block 27, Village of Lake Odessa; thence easterly to the southeast corner of said Lot 5; thence easterly to the southwest corner of Lot 4, Block 27, Village of Lake Odessa; thence southerly 332 feet, parallel to the westerly right-of-way line of Second Avenue; thence easterly 148.5 feet to a point on the westerly right-of-way line of Second Avenue which lies 332 feet south of the southeast corner of Lot 4, Block 27 Village of Lake Odessa; thence easterly to a point on the easterly right-of-way line of Second Avenue which lies 326 feet south of the southwest corner of Lot 5, Block 26, Village of Lake Odessa; thence easterly 198 feet along a line parallel to and 165 feet north of the South line of Outlot 6, Village of Lake Odessa to the northwest corner of a parcel commonly known as 1223 Jordan Lake Street (Tax Parcel Number 101-050-000-235-00); thence proceeding from the northwest

corner of said 1223 Jordan Lake Street parcel along its northern boundary to its northeast corner the following 8 courses: East 66.58 feet, North 15.33 Feet, East 27.50 feet, South 29 feet, East 83.62 feet, South 5 degrees 53 minutes 53 seconds East 50.82 feet, South 75 degrees 17 minutes 32 seconds East 27.30 feet and South 89 degrees 52 minutes 35 seconds East 35.62 feet to a point which lies 70 feet west (as measured along the south line of said Outlot 6) and 91.58 feet north of the southeast corner of said Outlot 6; thence easterly 70.69 feet to a point on the east line of said Outlot 6 which lies 91.38 feet North of the southeast corner of said Outlot 6; thence easterly to the northwest corner of the South 126 feet of Lot 22 of Assessors Eastern Plat in the Village of Lake Odessa; thence easterly along the North line of the South 126 feet of said Lot 22 and its easterly extension to a point lying 29 feet east of the east line of said Lot 22; thence northerly and easterly along the western and northern boundary of a parcel commonly known as 1409 Jordan Lake Street (Tax Parcel Number 101-051-000-135-10) the following 4 courses: North 171 feet, East 60 feet, South 68 feet and East 79 feet to a point which lies North 229 feet and East 330 feet from the West $\frac{1}{4}$ Post of Section 34; thence northerly 68 feet to the northwest corner of a parcel commonly known as 1443 Jordan Lake Street; thence easterly along the northern boundary line of said 1443 Jordan Street to a point which lies 165 feet east of the eastern boundary of Assessors Eastern Plat in the Village of Lake Odessa; thence Northerly parallel to the eastern boundary of ~~Assesors~~ Assessors Eastern Plat in the Village of Lake Odessa to the easterly extension of the southern line of Lot 13, Assessors Eastern Plat in the Village of Lake Odessa; thence westerly along the easterly extension of the southern line of said Lot 13 to the southeast corner of said Lot 13; thence continuing westerly along the South line of said Lot 13 to the southwest corner of said Lot 13; thence westerly to the southeast corner of Lot 6 , Block 24, Village of Lake Odessa; thence northerly along the westerly right-of-way line of Jordan Lake Avenue to the southwesterly right-of-way line of the railroad which runs thru Block 13, Village of Lake Odessa; thence southeasterly along said southwesterly railroad right-of-way line to the northerly extension of the easterly right-of-way line of French Fry Lane; thence southerly along the easterly right-of-way line of French Fry Lane to a point which lies 365 feet north of the north right-of-way line of state highway M-50 (said point being 592 feet East and 425 feet North of the West $\frac{1}{4}$ Post of Section 34); thence easterly to the North-South $\frac{1}{8}$ line of the NW $\frac{1}{4}$ of Section 34; thence Southerly along said $\frac{1}{8}$ line and its southerly extension to the southerly right-of-way line of state highway M-50; thence westerly along the southerly right-of-way line of state highway M-50 to its intersection with the southeasterly right-of-way line of Virginia Street; thence southwesterly along the southeasterly right-of-way line of Virginia Street to the easterly right-of-way line of Jordan Lake Avenue; thence westerly, perpendicular to said right-of-way line to the westerly right-of-way line of Jordan Lake Avenue; thence northerly along said westerly right-of-way to the southeast corner of Lot 1, Assessors Southern Plat in the Village of Lake Odessa; thence westerly to the southwest corner of Lot 4, Assessors Southern Plat in the Village of Lake Odessa; thence northerly along the easterly right-of-way line of Haskins Street to the easterly extension of the south line of Lot 16, Newell's Subdivision of Lot 6 of Assessors Southern Plat in the Village of Lake Odessa; thence westerly to the southwest corner of Lot 2, of said Newell's Subdivision; thence southerly along the easterly right-of-way line of Second Avenue to the easterly extension of the North line of the South 83 feet of Lot 7, Assessors Southern Plat in the Village of Lake Odessa; thence westerly along the north line of the South 83 feet of said Lot 7 and its

easterly extension to the east line of Lot 8, Assessors Southern Plat in the Village of Lake Odessa; thence southerly to the southeast corner of said Lot 8; thence westerly to the southwest corner of Lot 10, Assessors Southern Plat in the Village of Lake Odessa, thence northerly along the western boundary of said Lot 10 to the South line of the North 131 feet of Lot 11, Assessors Southern Plat in the Village of Lake Odessa; thence westerly along the South line of the North 131 feet of said Lot 11 and its westerly extension to the westerly right-of-way line of Fourth Avenue; thence northerly along the west right-of-way line of Fourth Avenue to the northeast corner of Lot 14, Assessors Southern Plat in the Village of Lake Odessa; thence northerly to the southeast corner of Lot 8, Subdivision of Out Lot 5 of the Village of Lake Odessa; thence northerly along the west right-of-way line of Fourth Avenue to the southeast corner of Lot 12, Block 29, Village of Lake Odessa; thence northerly along the west right-of-way line of Fourth Avenue to the northeast corner of Lot 1, Block 29, Village of Lake Odessa; thence westerly along the south right-of-way line of Fourth Street to the northeast corner of Lot 16, Block 29, Village of Lake Odessa; thence northerly to the southeast corner of Lot 19, Block 20, Village of Lake Odessa; thence northerly to the southeast corner of Lot 21, Block 20, Village of Lake Odessa; thence westerly 25 feet along the South line of said Lot 21; thence northerly to a point on the North line of said Lot 21 which lies 25 feet west of the northeast corner of said Lot 21; thence easterly to the northeast corner of said Lot 21; thence northerly to the northeast corner of Lot 24, Block 20, Village of Lake Odessa; thence northerly to the southeast corner of Lot 19, Block 17, Village of Lake Odessa; thence northerly to the southeast corner of Lot 24, Block 17, Village of Lake Odessa; thence westerly 74.5 feet along the South line of said Lot 24; thence northerly to a point on the North line of said Lot 24 which lies 74.5 feet west of the northeast corner of said Lot 24; thence easterly to the northeast corner of said Lot 24; thence northerly to the southeast corner of Lot 19, Block 8, Village of Lake Odessa; thence northerly to the southeast corner of Lot 22, Block 8, Village of Lake Odessa; thence westerly 30 feet along the South line of said Lot 22; thence northerly to a point on the North line of said Lot 22 which lies 30 feet west of the northeast corner of said Lot 22; thence easterly to the northeast corner of said Lot 22; thence northerly to the northeast corner of Lot 24, Block 8, Village of Lake Odessa; thence westerly to the northwest corner of said Lot 24; thence westerly to the northeast corner of Lot 1, Block 7, Village of Lake Odessa; thence northerly to the southeast corner of Lot 8, Block 6, Village of Lake Odessa; thence northerly along the east line of Block 6, Village of Lake Odessa, and the westerly right-of-way line of Fifth Avenue to the southwesterly railroad right-of-way line; thence northerly to the southeast corner of Lot 95, Johnson's Addition to Village of Bonanza; thence northerly to the northeast corner of said Lot 95; thence northerly to the southeast corner of Lot 94, Johnson's Addition to Village of Bonanza and the point of beginning.

ALSO, Beg at a point on the west line of Jordan Lake Ave a distance of 243 feet north of the shoreline of Jordan Lake, thence South 243 feet to said shoreline, thence SWly along said shoreline 300 feet, thence North 120 feet, thence West 80 feet to the west ROW line of Lakeview Dr, the SWly along said ROW line 40 ft, thence NWly along the property line 30 feet, thence SWly along the rear property line of those parcels fronting Lakeview Dr a distance of 80 feet, thence SE 10 ft, thence West 70 ft to the east ROW line of Second Ave, the North along said ROW 15 to a point directly across from the north ROW line of McArthur Street, thence

West 214 feet, thence North 185 feet, thence East 214 feet to the east ROW line of Second Avenue, thence East 115 ft, then S 17 ft, thence East along the rear line of those parcels fronting on the south side of Jordan Lake St (M-50) 406 feet, thence South 139 feet to the POB.

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

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

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED.

Dated: November 17, 2025

Karen L. Banks, Village President

Kathy Forman, Village Clerk

CERTIFICATION

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

Date: _____

Kathy Forman, Village Clerk

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

Trustee _____, supported by Trustee _____, moved the adoption of the following ordinance:

ORDINANCE NO. 2025-10

**AN ORDINANCE TO AMEND SECTION 2-247 –
APPROVAL OF PLAN OF DIVISION 4 – TAX
INCREMENT FINANCING AND DEVELOPMENT PLAN
OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF
ARTICLE V – FINANCES OF CHAPTER 2 –
ADMINISTRATION OF THE CODE OF ORDINANCES OF
THE VILLAGE OF LAKE ODESSA**

THE VILLAGE OF LAKE ODESSA ORDAINS:

Section 1. That Section 2-247 of the Code of Ordinances, Village of Lake Odessa, Michigan, is hereby amended to read as follows:

Sec. 2-247. Approval of Plan.

The tax increment financing and development plan as revised and recommended by the Downtown Development Authority on November 11, 2025, is hereby approved.

Section 2. Effective Date. This ordinance shall take effect upon its publication.

Section 3. Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the Village Clerk in a newspaper of general circulation in the Village.

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED.

Dated: November 17, 2025

Karen L. Banks, Village President

Kathy Forman, Village Clerk

CERTIFICATION

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

Date: _____

Kathy Forman, Village Clerk

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

Trustee _____, supported by Trustee _____, moved the adoption of the following ordinance:

ORDINANCE NO. 2025-11

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

THE VILLAGE OF LAKE ODESSA ORDAINS:

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

Sec. 36-35. Zoning district regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For	Floor Area/Unit
Efficiency	375 sq. ft.

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

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

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

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

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

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

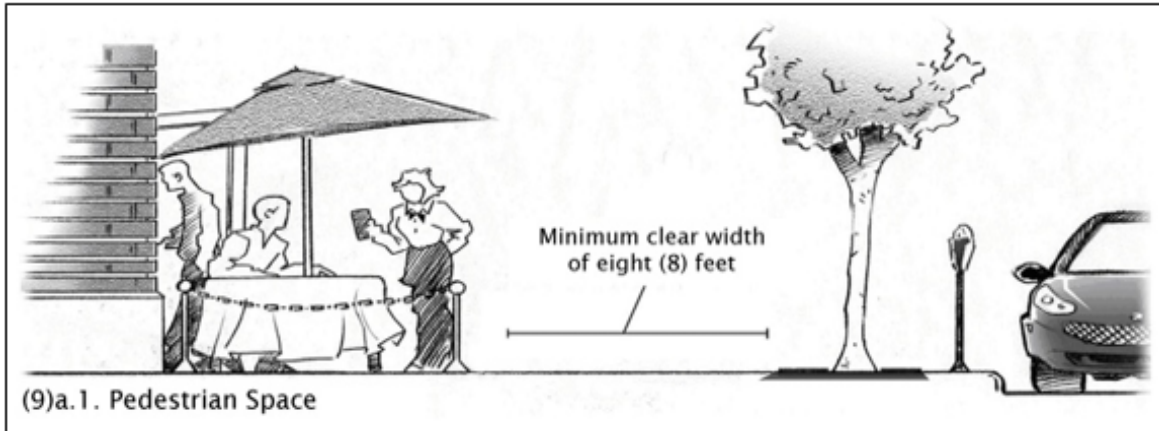
(8) *Bulk regulations.* Bulk regulations in the central business district shall be as follows:

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

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

(9) *Sidewalk cafés.*

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



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

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

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

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

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

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

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

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

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

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

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

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

Same as the central business district.

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

Same as central business district.

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

- a. *Minimum lot area:*

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

- b. *Minimum lot width:*

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

- c. *Required front yard:*

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

- d. *Required side yard:*

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

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

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

- f. *Required rear yard depth:*

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

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

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

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

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

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

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

Same as the central business district.

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

Same as the central business district for commercial uses.

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

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

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

(1) *Intent and purpose.*

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

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

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

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

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

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

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

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

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

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

Sec. 36-94. Planned developments.

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

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

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

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

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

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

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

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

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

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

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED.

Dated:

Karen L. Banks, Village President

Kathy Forman, Village Clerk

CERTIFICATION

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

Date: _____

Kathy Forman, Village Clerk

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

Trustee _____, supported by Trustee _____, moved the adoption of the following ordinance:

ORDINANCE NO. 2025-12

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

THE VILLAGE OF LAKE ODESSA ORDAINS:

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

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

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

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

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

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED.

Dated:

Karen L. Banks, Village President

Kathy Forman, Village Clerk

CERTIFICATION

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

Date: _____

Kathy Forman, Village Clerk

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, made a motion to adopt the following resolution:

RESOLUTION NO. 2025-40

APPROVE SETTING THE EMPLOYER CONTRIBUTION TO THE VILLAGE OF LAKE ODESSA EMPLOYEE RETIREMENT SAVINGS PLAN FOR FY 2026-2027

WHEREAS, the Village of Lake Odessa established the Village of Lake Odessa Employee Retirement Savings Plan (the "Plan"), effective April 1, 1986, as restated effective October 15, 2018, and approved again by Village Council on January 19, 2022; and

WHEREAS, the Plan is administered by KDP Retirement Plan Services, Inc., and the Summary Plan Description is on file at the Village offices; and

WHEREAS, for each employee who participates in the Plan and contributes a percentage of their compensation to the Plan, the Village currently contributes an equal amount up to a maximum of 10 percent (10%) of said employee's compensation; and

WHEREAS, the Village Treasurer, Kathy Forman, and the Village President, the Honorable Karen L. Banks, currently serve as the Trustees of the Plan; and

WHEREAS, the officers of the Employer have been authorized and directed to take any and all actions and execute and deliver such documents as they may deem necessary, appropriate or convenient to affect the foregoing resolutions including, without limitation, causing to be prepared and filed such reports documents or other information as may be required under applicable law.

WHEREAS, the Village's fiscal year and the Plan year begin on March 1, 2026 and will end on February 28, 2027.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. During the 2026-2027 fiscal year (March 1, 2026 to February 28, 2027), for each employee who participates in the Plan and contributes a percentage of their compensation to the Plan, the Village will contribute an equal amount up to a maximum of ten percent (10%) of said employee's compensation.
2. That the Village Treasurer, Kathy Forman, and the Village President, the Honorable Karen L. Banks, are retained as the Trustees of the Plan.

3. That the officers of the employer hereby are authorized and directed to take any and all actions and execute and deliver such documents as they may deem necessary, appropriate or convenient to affect the foregoing resolutions including, without limitation, causing to be prepared and filed such reports documents or other information as may be required under applicable law.
4. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution are rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 17, 2025

Kathy Forman, Village Clerk

LAKE ODESSA VILLAGE COUNCIL
Ionia County, Michigan

Trustee _____, supported by Trustee _____, made a motion to adopt the following resolution:

RESOLUTION NO. 2025-41

**APPROVING THE APPOINTMENT LIST AS PRESENTED FOR VARIOUS VILLAGE
POSTS, BOARDS AND COMMISSIONS**

WHEREAS, per Michigan PA 3 of 1895 (the "General Law Village Act"):

"The president may nominate and the council appoint such officers as shall be provided for by resolution or ordinance of the council. The council may provide by ordinance or resolution for the appointment of other officers whose election or appointment is not specifically provided for in this act, as the council considers necessary for the execution of the powers granted by this act. The council may require that the officers perform their duties faithfully and that proper measures be taken to punish neglect of duty by an officer," and;

WHEREAS, the Lake Odessa Village President, the Hon. Karen L. Banks, has presented a list of appointments for various posts, boards and commissions for the Village of Lake Odessa, a copy of which is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village Council approves the appointment list presented by the Village President attached hereto as Exhibit A, and
2. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED _____.

Dated: November 17, 2025

Kathy S. Forman, Village Clerk

**VILLAGE OF LAKE ODESSA
COUNCIL APPOINTMENTS**

(Effective 11/17/2025)

President Pro Tem² Martha Yoder (11/26)
Clerk^{2, 5} Kathy Forman (10/27)
Treasurer^{2, 5} Kathy Forman (10/27)

Police Chief: Kendra Backing
Street Administrator: Jesse Trout
Zoning Administrator: Jeanne VanderSloot
MML Legislative Coordinator: Village Manager
Marina Director:² Kendra Backing
FOIA Coordinator: Kendra Backing
Administrator, Municipal Ordinance Violations Bureau:² Village Manager

BOARDS, AUTHORITIES & COMMISSIONS

Planning Commission:⁴

Ken Misiewicz² (10/27)
Meg Wheeler² (10/27)
Beth Barrone² (10/28)
Ben DeJong² (10/28)
Vacant² (10/26)
Karen Banks¹
Village Manager^{1*}

Zoning Board of Appeals:⁴

Ken Misiewicz³ (10/27)
Joel Pepper³ (10/28)
Meg Wheeler^{3**} (10/28)
Heidi Reed³ (10/26)
Roy Halfmann³ (10/26)

**Jordan Lake Improvement
Board:**

Scott Beglin.² (12/31/26)

Arts Commission:⁴

Nancy Mattson² (10/27)
Susan Mesack² (10/27)
Vacant² (10/27)
Karen Banks² (10/28)
Melanie Baker² (10/28)
Ty Nurenburg² (10/28)
Elizabeth Stoneman² (10/26)
Vacant² (10/26)
Megan Hermes² (10/26)

**Lakewood Wastewater
Authority:**⁴

Mike Rudisill³ (12/31/27)
Martha Yoder³ (12/31/28)
Joel Pepper³ (12/31/26)

Tree Board:

Jesse Trout²
Bob Green² (10/28)
Village Manager¹

Library Board:

Kim Deardorff^{2, 5} (12/31/29)
Emily Spitzley^{2, 5} (12/31/29)
Joel Pepper^{2, 4} (12/31/26)
Benjamin Dillon^{2, 4} (12/31/27)

**Downtown Development
Authority:**⁵

Karen Banks¹
Cody Dreyse² (10/29)
Bill Rogers² (10/29)
Marilyn Danielson² (10/26)
Vacant² (10/26)
Sarah McGarry² (10/27)
Vacant² (10/27)
Darwin Thompson² (10/28)
Vacant² (10/28)

¹Required by ordinance or agreement

²Appointment by president, with ratification by Village Council

³Village Council appointment

⁴3-year term

⁵4-year term

*Term runs concurrently with that of Village President

**Ex-officio (Planning Commission representative)

#2-year term

Miscellaneous Correspondence

Dear Members of the Village Council,

We, the residents and supporters of our community, respectfully submit this petition to request the establishment of a Veterans Memorial on the parcel of land at the corner of Jordan Lake Street and Jordan Lake Avenue. This land is generously being donated by a local resident..

While the existing Veterans Chapel is an impressive and meaningful monument, it is not as conveniently accessible for pedestrians or visitors who wish to pay their respects, particularly those visiting the nearby Beach Pavilion area. We believe that creating a new memorial at this location, which includes features like a reflecting pool, benches, and patriotic flags, will provide a more accessible, welcoming space for reflection and remembrance.

We propose that the memorial's maintenance, including the upkeep of flags and landscaping, be entrusted to our local ROTC or VFW organizations, ensuring it remains a lasting and well-cared-for tribute.

Furthermore, we see this as an opportunity to modernize and enhance our community spaces. We respectfully request that the village consider installing crosswalks and sidewalks around this area to improve beachfront access and pedestrian safety. These upgrades will make the pavilion area safer, more accessible, and encourage greater community use and engagement.

We believe that these initiatives—honoring our veterans and improving safety and accessibility—will serve as enduring symbols of our community's values and commitment to those who have served, as well as to the well-being of all residents.

We kindly ask for your support and partnership in making this vision a reality. Thank you for your consideration and your ongoing dedication to our community.

Sincerely,

Barry Monte Allen Hoven

Barry Monte Allen Hoven
Lakewood Area Small Business Alliance - President
VFW 4461 - Member

RECEIVED
OCT 3 1 2025

BY: