

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**SPECIAL MEETING
TUESDAY, JUNE 21, 2022 - 6:00 p.m.**

Page Memorial Building
Lake Odessa, Michigan

Present: Karen Banks, Beth Barrone, Al Hamp, Meg Wheeler, Martha Yoder
Absent: Patrick Reagan
Visitors: Lee and Ruth Ann Stuart, 7357 Woodland Road, Lake Odessa; Carolyn Mayhew, 12412 Jordan Lake Road, Lake Odessa; Chris Hall, 811 Second Avenue, Lake Odessa; Tracy Sieman, 1305 Fourth Street, Lake Odessa; and Aaron Wendzel.

1. **CALL TO ORDER:** Meeting called to order by Chair Wheeler at 6:01 p.m.
2. **PUBLIC COMMENT:** None.
3. **MINUTES:** None.
4. **PUBLIC HEARING:**

- a. Proposal from Stuart Ventures, LLC, to re-zone Block 15, Lot 7; Block 23, Lots 1-4 and 9-12; Block 24, Lots 1-4, to Medium/High Density Multiple Family (MF).
Motion by Barrone, support by Hamp, to go into public hearing. All ayes; motion carried 5-0.
Public hearing opened at 6:02 p.m.

Aaron Wenzel, representative of Stuart Ventures, LLC, explained scope of planned project for subject properties and spoke in favor of the proposed re-zone of the subject properties to Medium/High Density Multiple Family (MF). Gary Hall spoke in favor of the proposed re-zone. A letter in support of the proposed re-zone was received from Gary Mattson (attached). No opposition to the proposed re-zone was voiced.

Motion by Yoder, support by Barrone, to close the public hearing. All ayes; motion carried 5-0.
Regular session resumed at 6:05 p.m.

- b. Proposed Text Amendment to Chapter 36, Article 3, Section 36-63(a).
Motion by Barrone, support by Banks, to go into public hearing. All ayes; motion carried 5-0.
Public hearing opened at 6:06 p.m.

Banks gave an overview of the proposed text amendments and stated these changes have been requested by the Zoning Administrator so as to require a zoning permit for all new structures and fences, and to eliminate the current subsection 36-63(a)(1). No public comment was received. Motion by Yoder, support by Barrone, to close the public hearing. All ayes; motion carried 5-0.
Return to regular session at 6:09 p.m.

5. ACTION AND DISCUSSION ITEMS:

- a. Proposed Zoning Request from Stuart Ventures, LLC: Motion by Banks, support by Yoder, to forward proposal to Village Council for approval. All ayes; motion carried 5-0.
- b. Proposed Text Amendment to Chapter 36, Article 3, Section 36-63(a): Motion by Banks, support by Wheeler, to forward proposal to Village Council for approval. All ayes; motion carried 5-0.
- c. Written Recommendations: Banks distributed a draft memorandum, as required by Section 36-173(c), outlining the rationale for the recommendations set forth in Action Items 5.a. and 5.b. above (see attached). Motion by Yoder, support by Wheeler, to approve memorandum and forward same to Village Council. All ayes; motion carried 5-0.
- d. Board Member Comments:
 - 1) Barrone stated that she had received a comment from a citizen about the loss of recreational green space due to the proposed Stuart Ventures development. She stated that the Village should explore other sites for development as recreational areas. Discussion followed.
 - 2) Banks stated there had been confusion since the May 2022 meeting regarding upcoming meeting dates/times for the Planning Commission. Motion by Banks, support by Wheeler, to set the following meeting schedule for the remainder of 2022:
 - Monday, July 25 - 7:00 p.m.
 - Monday, September 26 - 7:00 p.m.
 - Monday, November 28 - 7:00 p.m.All ayes; motion carried 5-0.

6. **ADJOURNMENT:** Without objection, meeting adjourned at 6:24 p.m.

Respectfully submitted,

Karen Banks, Acting Recording Secretary

Received 6-15-22
K. Banks

The Lake Odessa Planning Commission
Page Memorial Building
839 Fourth Avenue
Lake Odessa, MI 48849

June 15, 2022

Regarding: Public Hearing on Stuart Ventures LLC

To whom it may concern;

I felt it necessary to take the time and write about the proposals for the property called East Elementary. As some may know, we once owned that property.

The history of vandalism, trash, and use of the property for anything anyone had desire to do placed owners against the public, while requiring use of valuable resources such as police department, fire department, and logistically a challenge to keep unwanted trespassers with cars, golf carts, go-karts, and trucks out of the property. The property has a history of use as a sliding hill and other activities such as soccer and football fields which is great for a school system, but, become a public nuisance under private ownership.

Stuart Ventures, LLC proposition defines the property for use and activities that removes these inherent burdens as well as creating a sustainable property environment that will benefit and beautify our community. Barrier free homes is a needed commodity in our village

Additional housing and recreational land are not currently available within the village limits. This is the next natural step for this properties development and creates value for the property owners as well as the community as a whole.

The rezoning adds tax basis to a land base with virtually none at present time. This change in zoning allows affordable living as well as creating an economic support to businesses and churches that are within walking distance of the property.

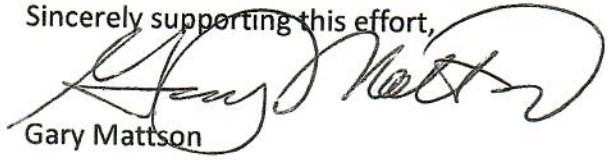
I pray upon the Planning Commission, the Village residents as well as village elected representatives to support the rezoning effort and assist in the development of this property which if passed, generates plausible improvements to our village for all concerned.

Received 6-12-23
K. Banker

The Lake Odessa Planning Commission
Page Memorial Building
839 Lake Odessa, MI 48849

You have my permission and I request you make this letter public in all forums permissible.

Sincerely supporting this effort,



Gary Mattson
656 Lakeview Drive
Lake Odessa, MI 48849

June 12, 2023

Regarding: Public Hearing on Stunt Ventures LLC

To whom it may concern,

I felt it necessary to take the time and write about the proposal for the property. I had read the history of the property and I felt it was important to share this information with the public. As you may know, we own this property.

The history of land use, zoning, and use of the property for anything anyone had done. I do not want to place anyone against the public, while regarding one of the public records such as police department, fire department, and logistically a challenge to keep unwanted trespassers with cars, golf carts, go-karts, and take out of the property. The property has a history of use as a riding hill and other activities such as soccer and football fields which is great for the community but become a public nuisance under private ownership.

Stunt Ventures LLC proposition defines the property for use and activities that removes the current zoning as well as creating a sustainable and enjoyable environment that will benefit and beautify our community. Better times ahead is a needed commodity in our village.

Additional zoning and recreational land are not currently available within the village limits. This is the next natural step for this property development and creates value for the property owners as well as the community as a whole.

The zoning does not allow for a land use with virtually none at present time. The change in zoning allows affordable living as well as creating an economic support to businesses and churches that are within walking distance of the property.

I pray upon the Planning Commission, the Village residents as well as village elected representatives to support this zoning effort and assist in the development of this property which it passed, generates possible improvements to our village for all concerned.

MEMORANDUM

TO: VILLAGE COUNCIL

FROM: LAKE ODESSA PLANNING COMMISSION

RE: APPLICATION FOR REZONING OF PARCELS AND ZONING ORDINANCE TEXT AMENDMENT

DATE: JUNE 21, 2022

On June 21, 2022, the Lake Odessa Planning Commission conducted public hearings to accept comment on the following:

1. An application from Stuart Ventures, LLC, owners of the following properties:
 - Block 15, Lot 7
 - Block 23, Lots 1-4 & 9-12
 - Block 24, Lots 1-4to re-zone the aforementioned properties from “Low/ Medium Residential” and “Low Density Residential” to (MF) Medium High Density Multiple Family in order to redevelop the properties with multi-family homes as well as an assisted living center.
2. A proposed text amendment to the Village of Lake Odessa Zoning Ordinance, Chapter 36, Article 3, Section 36-63 to clarify in what circumstances a zoning permit application is necessary.

Following and during the public hearings, the Planning Commission considered each proposal in terms of its own judgment on particular factors related to the individual proposal and in terms of the likely effect of such proposal upon the village land use plan.

It is the conclusion of the Planning Commission that the above-referenced proposals, which were drafted in conjunction with Village legal counsel and/or the Village zoning administrator, are in the best interest of the health, safety and welfare of the Village, and are consistent with the Village's land use plan. We therefore recommend that the Village Council vote to adopt the proposed ordinances as presented.

We submit this memo to you in accordance with the requirements of Ordinance Section 36-173(c).