

VILLAGE OF LAKE ODESSA
PLANNING COMMISSION

DRAFT

MINUTES

October 18, 2021 SPECIAL MEETING

Page Memorial Building
Lake Odessa, Michigan

Present: Karen Banks, Al Hamp, Meg Wheeler, Patrick Reagan
Absent: Beth Barrone
Staff: Zoning Administrator Jeanne Vandersloot
Visitors: None

Meeting called to order by Chairperson Wheeler at 6:00 p.m.

APPROVAL OF AGENDA: motion by Banks, supported by Reagan, to approve the agenda. Voice vote. Approved 5-0.

PUBLIC COMMENT – No public comment was heard.

PUBLIC HEARING -- Special Use Permit Application – Michael Mouch, 1409 Jordan Lake Street, Lake Odessa, Michigan 48849

Motion by Banks, supported by Reagan, to open the public hearing at 6:02 pm. Voice vote. All ayes, motion passed unanimously, 4-0.

No Public comment was heard or received.

Motion by Banks, supported by Hamp, to close the public hearing at 6:04 pm. Voice vote. All ayes. Motion passed unanimously, 4-0.

ACTION & DISCUSSION ITEMS:

a) Special Use Permit Application – Michael Mouch, 1409 Jordan Lake Street, Lake Odessa, Michigan 48849

Discussion took place. Member Reagan stated that his only concern was the potential for traffic backups onto M-50/ Jordan lake Street due to the nature of the business proposed.

Banks asked if signage could be placed, temporarily, for parking in the rear of the building to address any potential traffic issues.

The Planning Commission then reviewed the special use permit with regard to Village Ordinance 36-67(1). This section outlines the “Standards for Consideration of Special Use Permits.

a) General Safety

1. Accessibility of the Property: No issue found.
2. Traffic conditions, creating or adding a hazardous condition: this could be easily addressed by signage and the vigilance of the applicant.
3. Transportation design requirements: No issues found.
4. Appropriateness of location: No issues found.

b) Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning, if the proposed use is granted; No issues found.

c) Harmony with the village land use plan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the village land use plan and the character of land use which is intended by said village plan for the area or district in question: No issues found.

d) Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the village land use plan: No issues found.

e) Any hazards arising from storage and use of dangerous toxic substances, combustible, inflammable, or caustic fluids or chemicals: No issues found.

f) That the operations in connection with any special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed: No issues found.

Banks motioned to approve, supported by Hamp, the special use permit with the following conditions:

1. the applicant will install and maintain temporary signage during hours of operation.
2. the applicant will monitor and address any traffic flow issues with regard to business and M-50/ Jordan Lake Street.
3. the applicant will provide ample trash receptacles for disposing of waste from customers.

Voice vote. All ayes. Motion passed unanimously, 4-0.

BOARD MEMBER COMMENTS: None

ADJOURNMENT: Motion by Banks, support by Reagan, to adjourn the special meeting at 6:22 pm. All ayes; motion carried, 4-0. Meeting adjourned at 6:22 p.m.

Respectfully submitted,

Patrick Reagan, Village Manager/ Clerk