

VILLAGE OF LAKE ODESSA
PLANNING COMMISSION

DRAFT

MINUTES
September 27, 2021 SPECIAL MEETING
Page Memorial Building
Lake Odessa, Michigan

Present: Karen Banks, Beth Barrone, Al Hamp, Meg Wheeler, Patrick Reagan
Absent: None
Staff: Zoning Administrator Jeanne Vandersloot
Visitors: Bill King, Mike Mouch, Ian Foster

Meeting called to order by Chairperson Wheeler at 6:30 p.m.

1. **APPROVAL OF AGENDA:** motion by Banks, supported by Reagan, to approve the agenda with the addition of a discussion of the special use permit granted to the Lake Odessa Fair for the building of a campground at the fairgrounds. Voice vote. Approved 5-0.
2. **PUBLIC COMMENT** – Bill King, Lake Odesa Fair Board. King stated that he understood that there were concerns over the size of trees planted at the campground site at the fairgrounds. King stated that he attempted to attend an earlier meeting of the Planning Commission but was not able to login via Zoom meetings. King further stated that he understood that the trees that were purchased and planted, per the special use permit, did not meet the requirements set forth by the Planning Commission. However, King stated that since the 2020 Fair was cancelled due to the COVID-19 pandemic, funds for the Fair Board were running low and the Board decided to purchase trees that were very close to what was called for. King further stated that the trees are planted in two rows, fifteen feet apart, staggered. Due to the staggered nature of planting, the trees are actually seven-and one-half feet apart. Fifty trees were planted in total, with four-inches of mulch underneath each.

Member Barrone stated that she has concerns with noise coming from the campground.

King stated that if he is ordered by the Planning Commission to replant, he will do so but that the difference between what was required and what was ultimately planted is only six-inches.

Member Reagan stated that he understood and appreciated the fact that at least something was planted instead of simply nothing at all.

Motion by Banks, supported by Hamp, that no further action be taken on this subject but that this be better monitored in the future, with regard to special use permits, as it is a concern.

Discussion took place. Barrone stated that this could easily set a precedent for future special use permits. Reagan concurred. Banks stated that a procedure needs to be developed for monitoring the outcomes of a special use permit.

Chairperson Wheeler called for a voice vote. Ayes: Banks, Hamp, Reagan, Wheeler; Nays: Barrone. Motion approved 4-1.

Mike Mouch, 409 Jordan Lake Street: Mike Mouch, the owner of Conrad's Quick Lube, stated that he has applied for a special use permit for his property at 409 Jordan Lake Street, requesting to operate a BBQ Trailer on his property, which would fall under the scope of a restaurant in the zoning district. Mouch stated that he would like to continue to operate a successful business in the community and that this would help. Mouch also stated that he would like to see a fee for this type of activity in the future.

Ian Foster, 508 N Queen Street, Nashville, Michigan: Foster spoke in support of the application by Mouch.

Motion by Banks, supported by Reagan, to set a special meeting and public hearing for Monday, October 18, 2021 at 6:00 pm for the aforementioned special use permit. Voice vote. All ayes. Motion passed unanimously, 5-0.

MINUTES: Motion by Banks, supported by Barrone, to accept the minutes from the July 28, 2021 meeting. Minutes approved with change by voice vote, 5-0.

PUBLIC HEARING: Proposed Ordinance Amendment, Chapter 36, Article II, Sec. 36-35: Lakeside Commercial District – bulk regulations for single family dwellings

Motion by Reagan, supported by Banks, to open the public hearing at 7:09 pm. Voice vote. All ayes. Motion passed unanimously, 5-0.

Vandersloot gave a brief overview of the proposed amendment, which had been discussed, at length, by the Planning Commission at the July 2021 meeting.

No comment was heard.

Motion by Banks, supported by Reagan, to close the public hearing at 7:10 pm. Voice vote. All ayes, motion passed unanimously, 5-0.

ACTION & DISCUSSION ITEMS:

a) Recommendation to the Village Council to Adopt the Proposed Zoning Amendments to the Lakeside Commercial District – bulk regulations for single family dwellings

Motion by Banks, supported by Barrone, to recommend to the Village Council that this amendment be adopted at their next meeting. Voice vote. All ayes. Motion passed unanimously, 5-0.

b) Discussion: Noise Ordinance

Motion by Banks, supported by Barrone, to table this item until the March 2022 meeting. Voice vote. All ayes, motion carried, 5-0.

b) Discussion: Short-Term Rentals

Discussion took place on short term rentals in the Village. Reagan stated that the Michigan Municipal League may have some advice on this matter.

Motion by Reagan, supported by Wheeler, to table this matter until the March 2022 meeting, and to have Vandersloot look into this matter as well, with regard to how other communities handle this situation. Voice vote. All ayes, motion carried 5-0.

3. **BOARD MEMBER COMMENTS:** Barrone – stated that the Deputy Fire Chief is in the hospital and in critical condition. Banks: stated that Bill Rogers, the owner of the ice cream shop downtown, is looking to transfer his liquor license from the pub building to the ice cream shop, with an eye towards expanding the ice cream shop next year.

No other member comments were heard.

4. **ADJOURNMENT:** Motion by Banks, support by Barrone, to adjourn. All ayes; motion carried. Meeting adjourned at 8:12 p.m.

Respectfully submitted,

Patrick Reagan, Village Manager/ Clerk