

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**REGULAR MEETING
TUESDAY, MAY 21, 2024 - 7:00 p.m.**
Page Memorial Building
Lake Odessa, Michigan

Present: Karen Banks, Beth Barrone, Ben DeJong, Gregg Guetschow, Meg Wheeler, Martha Yoder
Absent: None
Staff: Kathy Forman, Jeanne Vandersloot

1. **CALL TO ORDER:** Meeting called to order by Chair Wheeler at 7:00 p.m.
2. **AGENDA:** Motion by Guetschow, supported by Barrone, to approve agenda as amended. All ayes; motion carried 6-0.
3. **PUBLIC COMMENT:** None
4. **MINUTES:** Motion by Banks, supported by Barrone, to approve minutes from the following meetings:
Regular Planning Commission meeting of March 25, 2024
Special Planning Commission meeting of April 16, 2024
All ayes; motion carried 6-0.
5. **ACTION ITEMS:**

a. **Amendment to Stuart Ventures Phase 1 Site Plan:**

A request to replace the Crimson Maple trees with Dogwood trees was received. This will require an amendment to the site plan.

Motion by Guetschow, with support of Yoder to amend the Stuart Venture Phase 1 Site Plan allowing Dogwood trees in place of the Crimson Maple trees. All ayes; motion carried 6-0.

b. **Stuart Ventures, LLC Project – Phase 2**

Discussed the Planning Commission Checklist provided by Jeanne VanderSloot which summarized Phase 2. Several questions were heard from commission members that were answered.

Motion by Guetschow, supported by Banks to approve the site plan as presented for Phase 2A and 2B with the following conditions:

1. Approval of the DPW for the proposed driveway widths/specifications/permit requirements where this driveway will provide access to buildings 2 and 3 and will intersect with Third Avenue and Second Avenue.
2. Approval of the Ionia County Drain Commission for the stormwater management plan.

3. Submit floor plans showing that square footage of each unit meets minimum size requirements.
4. The waiver of the perimeter landscaping buffer is approved.
5. Plans must incorporate the irrigation equipment building.

All ayes; motion carried 6-0.

c. Discuss samples of zoning language provided

Village Manager Guetschow does not think that a hole exists in our ordinance. The correct language is there. The ordinance language needs clarification, not to be rewritten.

6. **BOARD MEMBER COMMENTS:**

Banks – None
Barrone – None
DeJong – None
Guetschow – None
Wheeler – None
Yoder – None

7. **ADJOURNMENT:** Motion by Banks, supported by Barrone, to adjourn. All ayes; motion carried 6-0. Meeting adjourned at 7:43 p.m.

Respectfully submitted,

Kathy Forman
Village Clerk / Treasurer