

Village of Lake Isabella  
Planning Commission  
January 12, 1999

LIPOA Office

I. Call to Order.

The meeting was called to order at 7:03 P.M.

Members Present: Jack Walker, Steve Grenus, David Hardenburgh, Larry Sheets, Scott Wilcox, Mary Swanson.

Members Excused: Diana Hines

Others Present: Ed Spayd, Village Administrator

II. Approval of Minutes

The minutes of the December 8, 1998 meeting were reviewed. After review, motion made and seconded to approve the minutes as submitted. Motion carried.

III. Chairman's Report.

Jack Walker reviewed with the Commission members a meeting with Ed Spayd, Village Administrator, Bill Dunham, Village Council President and a consultant who is representing three corporations for the possible development of a Planned Unit Development (on property owned by Hugh Burghouse). This property is located at the S.W. corner of the Lake off Rolland and River Rd. A lengthy discussion followed including the fact that the property would have to be rezoned and a special use permit issued before use for this purpose could be allowed. No action was taken at this time.

IV. Public Comment.

None.

V. Regular Business

A. Zoning ordinance amendments - A discussion was held on certain zoning ordinances that may be in need of amending. After discussion, it was felt that the following ordinances should be studied in separate groups.

Group 1.

- Sec. 2.16 - Borrow Pit (Possible placement as Sec. 3.04(a)).
- Sec. 14.01 - General Sign regulation
- Sec. 3.11 - Fences and Walls

Group 2.

- Sec. 3.08(e.) - Minimum and maximum dwelling area proportions
- Sec. 3.02 Accessory buildings and structures
- Sec. 5.07 - Regulations pertaining to structure placements, especially minimum setback requirements of non-permanent structures and decks.

Group 3.

- Sec. 3.22(1) Unlicensed vehicles
- Article XIII Offstreet parking

B. Special Work Sessions -

Steve Grenus presented his prepared ideas on how we could proceed with special work sessions to work on zoning ordinances amendments, master plan, etc. It was discussed in great detail and agreed that special work sessions, even if held in private homes, would be treated as a public meeting in accordance with the Open Meetings Act. It was also discussed that members of other Village groups including Council members and Zoning Board of Appeals (ZBA) members should be invited to assist in these sessions. The Commission agreed that we would determine these special work sessions at the next meeting and determine how we will seek resident input and the invitation of other Village Officials.

C. Commission bylaws

Jack Walker indicated that the Planning Commission desperately needs bylaws which spell out the duties, terms of office for members, officers and election thereof, etc. He indicated that he would take responsibility for this task.

D. Possible rezoning - Baseline Rd., North Property.

There was a brief discussion on a possible rezoning request on the property North of Baseline Rd., South of the Airport and East of Coldwater Rd. There appears to be some confusion as to ownership of the property. It was agreed that until ownership of the property is clarified, a rezoning request will not be considered under any circumstances.

VI. Old Business

A. David Hardenburgh indicated that he would be attending the upcoming seminar on the "Master Plan" presented by the Michigan Municipal league. He is doing this at his own expense. Jack Walker and Larry Sheets are also attending as representatives of the Village.

B. Larry Sheets indicated that he visited the property owned by Ed Nurski. Mr. Nurski attended a previous meeting seeking assistance on how he might legally erect a storage building on his property. He currently exceeds the zoning ordinances requirements of Article 3.02 (1.) (b.). After discussion it was felt that this issue would have to wait until the Commission reviewed the zoning ordinance pertaining to this matter and determine if change was necessary and desirable. Mr. Sheets indicated that it was probably going to be difficult to come up with a "one size fits all" in this matter, and the members agreed. Mr. Spayd also indicated the Building and Use Restrictions requirements would also have to be addressed, and clarified in matters such as this.

VII. New Business

None

VIII. Public Comment

None

IX. Adjournment

There being no further business, the meeting was adjourned at 8:50 p.m.

Minutes submitted to:  
Ed Spayd  
Jack Walker, Chairman