

**Village of Lake Isabella  
Planning Commission  
February 16, 1999**

LIPOA Office

I. Call to Order.

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

**Members Present:** Jack Walker, Diana Hines, Larry Sheets,  
Scott Wilcox.

**Members Excused:** Steve Grenus, David Hardenburgh. It was  
announced that Mary Swanson resigned for personal reasons.

**Others Present:** Ed Spayd, Village Administrator, Mr. Frank  
Cooley

II. Approval of Minutes

The minutes of the January 12, 1998 meeting were reviewed.  
After review, motion made and seconded to approve the minutes as  
submitted. Motion carried.

III. Chairman's Report.

Jack Walker indicated that information from his report  
would be covered in other items on the agenda

IV. Public Comment.

None.

V. Regular Business

A. Preliminary Plat Submittal - Frank Cooley

Mr. Cooley first indicated that this was not a "preliminary plat"  
submittal but rather a "land division" proposal for his newest  
development named "Forresta Verde". This proposal covers 12 land  
divisions, namely lot's A. through L.

This submission is required by Act 591, P.A. of 1996. as  
amended, known as the Land Division Act.

Mr. Cooley submitted a parcel map showing area, lot lines, public  
utility easements, access, and the dimensions and number of proposed  
divisions. (It should be noted that after this meeting, a request has been  
made for legal descriptions of the parent parcel and the individual  
parcels.)

After discussion, the following motion was made:

"It was moved and seconded that in accordance with the Land Division Act of 1996 as amended (Act 591, P.A. of 1996), the land division proposal submitted by Mr. Frank Cooley for Forresta Verde, Lots A. through L., appears to meet the stated requirements of the Act. It is recommended that the Village Council approve the land divisions as submitted. Motion carried."

B. The Master Plan - Larry Sheets, Jack Walker and David Hardenburgh attended The Michigan Municipal League seminar on January 20, 1999, presented by Steve Langworthy entitled "The Master Plan: The Need and the Know How". It was discussed that the Zoning Ordinance must be based on a Master plan or it may be illegal. After a lengthy discussion, it was decided that we need to have work shops in addition to regular meetings to develop a master plan.

C. Special Work Sessions

It was agreed by all members that everything is hitting us so fast that we seem to be making little headway. Everyone felt as though we were inadequate to make the necessary decisions. The process needs to go slowly, but we must begin to work on a plan as soon as possible.

Larry Sheets, Jack Walker, David Hardenburgh and Steve Grenus will form a steering committee to begin work on the Master Plan. Anyone on the commission is urged to attend. More will be discussed pertaining to this at the next regularly scheduled meeting.

Doug Pickett from Rowe Engineering is tentatively scheduled to meet with our members on April 12, 1999 to assist us in getting started on this project. The Village Council and L.I.P.O.A. board members will also be invited to attend. Mr. Spayd will confirm the meeting and time prior to our next meeting.

VII. Old Business

None

VIII. New Business

None

IX. Adjournment

There being no further business, the meeting was adjourned at 9:35 p.m.

Minutes submitted to:  
Ed Spayd  
Jack Walker, Chairman