

**Village of Lake Isabella
Planning Commission
March 9, 1999**

LIPOA Office

I. Call to Order.

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

Members Present: Jack Walker, Steve Grenus, Cheryl Lobert,
Larry Sheets.

Members Excused: Diana Hines, David Hardenburgh, Scott
Wilcox.

Others Present: Dave Shoemaker

II. Introduction

Cheryl Lobert, the newest appointment to the Planning Commission was introduced to the members.

III. Approval of Minutes

The minutes of the February 16, 1998 meeting were reviewed. After review, motion made and seconded to approve the minutes as submitted. Motion carried.

IV. Chairman's Report.

A. Chairman Walker reported that the Village Council approved an initial \$500 to utilize the services of Doug Pickett, Rowe Engineering, to assist in the development of the Master Plan.

B. Relative to the above item, it was announced that on Monday, April 12, 1999, Doug Pickett will present a program on the Master Plan for the Commission and Council Members as well as the general public. The meeting will be held at 3:00 PM at the L.I.P.O.A. office.

Chairman Walker also indicated that he may try and schedule the April Commission meeting after that program, but those plans are only tentative.

C. It was announced that the Village Council approved the Commission recommendation to accept the land division application of Frank Cooley that we considered at the February 16, 1999 meeting

D. Chairman Walker discussed recent deliberations and actions of the Council regarding a court action brought by Mr. Hugh Burghouse seeking the splitting of Lot 150, Golf Estates #1, into five separate lots. The commission members will be kept advised of any further actions in this case.

V. Public Comment. None.

VI. Regular Business

A. Dave Shoemaker, a current Village resident, presented the Commission with a Site Plan Review proposing the construction of a rental mini-storage service establishment on property he currently owns. This ten acre parcel is located on the Southeast corner of Coldwater and Baseline Roads. It is currently zoned General Commercial and it is determined that this business was a permitted use under Article 10. of the Zoning Ordinance 98-1. Mr. Ed Spayd, Village Manager, also reviewed the site plan application and indicated in writing that it met all of the applicable provisions of Sec. 17.03 of the Zoning Ordinance.

There was considerable discussion on the building construction, the minimum set-back footage, the traffic patterns and other aspects of the project.

Mr. Shoemaker also indicated that if this project is successful, there is room for another similar building with an accessible traffic pattern near this project. He also indicated that his project has not eliminated the possible future use of approximately 2 acres on the immediate corner of Coldwater and Baseline Roads for a proposed convenience store/gas station.

After review, study and a lengthy discussion, a motion was made and seconded to approve the Site Plan Review as presented in accordance with the zoning ordinance. Motion carried

B. MASTER PLAN - There was a discussion of some preliminary work done in developing a master plan and related writing by Larry Sheets. After discussion, it was decided that a special work session would be held on Monday, March 15, 1999 at the L.I.P.O.A. office. This will be a public meeting. Steve Grenus, Vice Chairman has agreed to take responsibility to oversee this total project and assist in the final writing and other aspects of this development.

VII. Old Business None

VIII. New Business None

IX. Adjournment

There being no further business, the meeting was adjourned at 8:17 p.m.

Minutes submitted to:
Ed Spayd
Jack Walker, Chairman