

**Village of Lake Isabella  
Planning Commission  
July 13, 1999**

**I. Call to Order.**

The meeting was called to order at 7:02 P.M.

**Members Present:** Jack Walker, Steve Grenus,  
David Hardenburgh, Scott Wilcox and Cheryl Lobert.

**Members Excused:** Larry Sheets, Diana Hines

**II. Approval of Minutes**

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

**III. Chairman's Report**

A. Jack Walker advised the Commission that on July 8, 1999, he, Bill Dunham and Ed Spayd met with Mr. Mike Williams, President of Beck, Inc., Consulting Engineers representing Mr. Hugh Berghouse, relative to a proposed Planned Unit Development (PUD). As proposed, the PUD will be situated on approximately 47 acres located at the corners of River and Rolland Road. Tentative plans call for 26 fourplex buildings for a total of 104 individual units. There was considerable discussion on the proposal including a memorandum from resident Elmer E. Ledbetter (Attachment I.) objecting to granting of any new permits to Mr. Berghouse until he completes five (5) separate projects that have been started over a year ago and have not progressed nor been completed.

After a lengthy discussion, it was agreed that when requested, a Preapplication Conference Meeting will be scheduled before this Commission as provided for in Sec. 16.03 of the Zoning Ordinance.

B. Chairman Walker reminded the members that a special meeting will be held on Monday, July 26, 1999 at the Village Offices for the purpose of holding two Public Hearings; one on the Policy Plan Element of the Village of Lake Isabella Master Plan; and two, a hearing on Zoning Amendment ZA 99-2.

C. Chairman Walker indicated that the Village Council adopted the Commission recommendation regarding adoption of Zoning Amendment ZA 99-4. Also they adopted the Commission recommendation on the Parcel Division application submitted by Mr. Don Wagester.

IV. Public Comment. Jack Adkins asked for further clarification of the parcel divisions granted to Mr. Wagester, which was provided.

V. Regular Business

A. Site Plan Review - Scott Slasor

Mr. and Mrs. Scott Slasor presented a Site Plan Review application for a convenience store on the recently rezoned property on the corner of Coldwater and Baseline Roads. After review and discussion, it was moved and seconded to recommend the approval of the Site Plan as submitted with no contingencies. Motion Carried.

B. Amended Site Plan - Dave Shoemaker]

Mr. Shoemaker submitted an amended site plan requesting permission to erect a six foot chain link fence around his recently constructed storage rental unit on Baseline Road. After lengthy discussion, it was moved and seconded to approve the erection of the fence with the following contingencies:

1. The fence must be painted
2. Trees of at least 5 feet in height and adequately spaced, depending on the type of tree, must be planted to provide a buffer on Coldwater Road side and Baseline Road side.
3. Mr. Shoemaker has 180 days to complete this project.

Motion carried.

C. Special Use Permit Request - Day Care Facility.

No information was received in time for this meeting, but will be forthcoming.

VI. Old Business

A. Wilcox request regarding fencing and retail sales. This item will be re-scheduled for the August meeting

B. Lot splitting legality - Mr. Elmer Ledbetter requested information regarding "lot-splitting" currently being offered by Mr. Hugh Berghouse on a lakefront "unbuildable" lot when he sells property that is not on the lake. It was agreed that this is a question that should be referred to the Village council with possible referral to legal counsel.

VII. New Business None

VIII. Public Comment. None.

IX. Adjournment There being no further business, the meeting was adjourned at 8:42 p.m.

Minutes submitted to:  
Ed Spayd  
Jack Walker, Chairman



Elmer E. Ledbetter  
7932 Red Fox Court  
Weidman, MI 48893

FAX COVER SHEET

To: VILLAGE OF LAKE ISABELLA  
ZONING BOARD OF APPEALS  
MEETING OF: 7/12/99

Date 7/12/99  
Phone 644-3326  
Fax # 644-3327

Subject: HUGH BERGHOUSE & LAKE ISABELLA DEVELOPMENT CORP.

IT HAS COME TO MY ATTENTION THAT THE ABOVE INDIVIDUAL OR CORPORATION IS PROPOSING A P.U.D. DEVELOPMENT AT THE SOUTH WEST CORNER OF LAKE ISABELLA OFF ROLAND & RIVER ROAD. I THINK THAT BEFORE THERE IS ANY NEW PERMITS FOR CONSTRUCTION OR DEVELOPMENT THAT A NUMBER OF ISSUES NEED TO BE ADDRESSED.

IT IS MY UNDERSTANDING THAT ON ANY CONSTRUCTION STARTED AT LAKE ISABELLA THAT THE EXTERIOR OF THE STRUCTURE SHALL BE CLOSED IN & COMPLETED IN A 6 MONTHS TIME FRAME AND THAT GRADING & SEEDING WILL BE ACCOMPLISHED PRIOR TO THE EXPIRATION OF 1-YEAR FROM DATE OF START.

MY CONCERNS ARE:

1. LOT WEST OF BOGA CLUBHOUSE HAS A SLAB POURED AND PLUMBING BUT NOTHING HAS BEEN DONE FOR A LONG PERIOD OF TIME (OVER 1-YR).
2. THE ADJOINING LOT WEST OF THESE HAS EXCAVATION AND FOOTINGS INSTALLED. SAME TIME FRAME.
3. ADJOINING ABOVE LOT TO THE WEST ON CORNER OF CLUBHOUSE AND S. BRINTON AN EXCAVATION ONLY.
4. ON WEST SIDE OF S. BRINTON ROAD GOING SOUTH IS A BORROW PIT THAT PRESENTS A HAZARD AND AN EYE SORE TO THE COMMUNITY.
5. THE LOT NORTH OF 820 S. BRINTON ALSO HAS A SLAB POURED AND PLUMBING BUT NO PROGRESS THIS YEAR.
6. THEY ALSO TOOK TIMBER OFF LOTS FACING MONTERREY RIVER ROAD AND HAVE NOT CLEANED UP THE DEBRIS.

I FEEL THAT IF THERE IS TO BE NEW CONSTRUCTION PERMITS ISSUED TO THE ABOVE NAMED CONCERN THAT THEY BE REQUIRED TO COMPLETE THE ABOVE PROJECTS OR RETURN THE AREAS TO THEIR NATURAL STATE PRIOR TO ANY NEW PERMITS FOR CONSTRUCTION BEING ISSUED

Number of pages including cover: \_\_\_\_\_

If you did not receive all of the pages, or have questions, please contact us:

Phone number 1-517-644-3039  
Fax number 1-517-644-3039-\*51

From: ELMER E. LEDBETTER