

**Village of Lake Isabella
Planning Commission
July 26, 1999
Special Meeting**

I. Call to Order.

The meeting was called to order at 7:00 P.M.

Members Present: Jack Walker, Steve Grenus,
Larry Sheets, Diana Hines, David
Hardenburgh, Scott Wilcox and Cheryl Lobert.

II. Public Hearing

Policy Plan Element of the Village of Lake Isabella Master Plan.
(See attached Public hearing Report)

III. Public Hearing

Zoning Amendment ZA 99-5
(See attached Public hearing Report)

IV. Parcel Division Application - Scott Slasor.

(See attached recommendation to the Village Council)

V. Adjournment

The Special Meeting was adjourned at 9:00 p.m.

Minutes submitted to:
Ed Spayd
Jack Walker, Chairman

Village of Lake Isabella Planning Commission

Public Hearing Report

Policy Plan Element of the Village of Lake Isabella Master Plan

A Public Hearing on the Policy Plan Element of the Village of Lake Isabella Master Plan was held on Monday, July 26, 1999 at 7:00 PM in the Village offices, 771 N. Queensway, Weidman, Michigan.

The Purpose of the Public hearing was to obtain residents input on the attached Policy Plan Element of the Village Master Plan.

All members of the Planning Commission were in attendance. In addition there were seven (7) residents and two (2) representatives from Rowe, Inc.

One resident questioned the reason for not including some limitations being placed on the amount of Commercial, Light Industrial, and Multifamily development allowed in the future development of the village. After discussion, it was agreed that a percentage would be very difficult to determine, especially with the current growth. Keith Cahli, Rowe, Inc. also indicated that if it were too restrictive, it could be determined to be "exclusionary" by the courts.

The Commission determined that we should move forward with the Policy Plan Element and continue our efforts to balance future development in conjunction with the zoning restrictions on a case by case basis.

There being no further discussion or resident input, Larry Sheets moved, David Hardenburgh seconded that the Planning Commission adopt the Policy Plan element of the Village of Lake Isabella's Master plan dated May, 1999.

Motion carried unanimously.

Village of Lake Isabella Planning Commission

Public Hearing Report

Zoning Amendment ZA 99-5

A Public Hearing on Zoning Amendment ZA 99-5 was held on Monday, July 26, 1999 at 7:30 PM at the lake Isabella Village Offices.

The purpose of the amendment was to make changes to the following Articles:

- I. Article IX - (M) Multifamily Residential District
- II. Article XI (L-1) Light Industrial District
- III. Article XVII Site Plan Review
- IV. Article XIX Administration and Enforcement

For more specific information see the attached "Notice of Public Hearing" and the specific Articles as recommended to be amended.

The Purpose of the Public Hearing was to obtain residents input on the proposed amendments.

All members of the Planning Commission were in attendance. In addition there were seven (7) residents including two (2) Village Council members, and two (2) representatives from Rowe, Inc.

Most of the discussion was centered on the recommended change to Article IX (M) Multifamily Residential District.

One resident wanted to know why there weren't limitation included in the ordinance limiting the number of multifamily units allowed in the Village. As in the public hearing that preceded this one, it was discussed and agreed to by Commission members that a percentage or number would be very difficult to determine, especially in the view of the growth of the Village in the past few years. Also the Commission was not prepared to venture a guess as to what would be fair and reasonable.

The two Village Council members questioned why only 4,000 sq. ft. of lot area was required for each unit when single family residential homes required 12,000 sq. ft. It was explained that this was a recommendation of the consultant on this matter, Rowe, Inc. Also a member of the Commission checked with a larger progressive local unit of government in this area and found that they only require 2900 sq. ft. of lot area per unit. Members of the Planning Commission felt they would have to rely on their consultants in this matter and recommended adoption as written. If after further research and review, these numbers are found to be inadequate, further amendments will be requested.

There was further discussion regarding apartment unit square footage, but nothing conclusive and no recommendation for change was submitted.

There being no further discussion or resident input, Steve Grenus moved, Larry Sheets seconded the following motion:

Moved that the Lake Isabella Village Council approved Zoning Amendment 99-5 as submitted. Motion carried.

There being no further business, the Public Hearing was closed.

WALKER

**Village of Lake Isabella
Planning Commission**

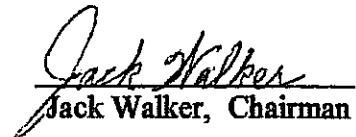
TO: Lake Isabella Village Council
FROM: Village of Lake Isabella Planning Commission
DATE: August 3, 1999
RE: Parcel Division Application - Scott Slasor

On July 26, 1999, the Planning Commission reviewed, moved, and passed a motion to recommend Council approval for the attached Parcel Division Application submitted by Mr. Scott Slasor.

Parcel (B) was previously approved as a division in a submittal from Mr. Don Wagester to the Council. The other parcels (8) were tentatively approved pending submittal of legal descriptions. Mr. Wagester had a total of 11 allowable parcels and by virtue of transferring the right to make one division (2 parcels) to Mr. Slasor, he has one parcel left for division.

As you will note, Mr. Slasor was granted the right to make one division on the attached warranty deed in accordance with the Land Division Act, Act No. 288 of the Public Acts of 1967 as amended.

If approved, these parcels will be known as Parcel B-1 and parcel B-2 as noted on the Certificate of Survey.


Jack Walker, Chairman