

**Village of Lake Isabella
Planning Commission
14 September 1999**

I. Call to Order

The meeting was called to order at 7:03 PM

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

Members Excused: Diana Hines

Other Officials: Ed Spayd, Village Manager

II. Approval of Minutes

B.

The minutes of the 10 August 1999 meeting were reviewed. After review, motion was made and seconded to accept the minutes as submitted. Motion carried.

III. Chairman's Report

A.

Jack met with the Village Council and presented information from the meeting with Mr. Mike Williams regarding the proposed PUD for the corner of Rolland and River Rds in the southwest corner of the village. Jack learned from Rowe Inc., the Village's engineering consultants that the village's current zoning ordinance does not allow for the proposed multi-family PUD, rather only single family PUDs are permitted in LR-1 zoned areas. 16-5 of the zoning ordinance was cited.

B.

Ed Spayd met with Mr. Williams and explained what we had learned and referred any further discussion to Jack Walker. To allow a multi-family PUD, rezoning and a public hearing would be required. The developer indicated that they would probably move forward with preliminary plans for a single family PUD as permitted as a special use in LR-1 zoning.

C.

Ed Spayd has had contact with the State regarding the proposed sewage disposal system which the developer has proposed for this area. Mr. Spayd presented the commissioners with information from the DEQ regarding local government jurisdiction over non-governmental sewage systems as well as a policy statement from the Michigan Water Resources Commission.

D.

Mr. Walker reported that the Village Council took action and approved Zoning Amendment ZA99-5 and the land division of the Slasor property located in the Village's commercial area near Coldwater and Baseline Rds.

IV. Public Comment

None

V. Public Hearing

A. Markovich Daycare

The Commission reviewed the Special Land Use Permit Application submitted by Ms. Angela Markovich to operate a family daycare for children in her home under the Home Occupation exception provided for under section 15.05, subsection 11 of Article XV of the Zoning Ordinance. The application was approved by the Commission pursuant to the following contingency:

1. approval by the State and local health department
2. maximum capacity shall be 6 (six) children
3. Hours of operation shall be within the hours of 6 AM and 9 PM.

I. Regular Business

A. Chris Darling - Sign Approval

Mr. Chris Darling sought approval for a 4'x8' lighted sign to be placed on the west outside wall of his building at Lake Isabella Storages. The sign conforms to the sign ordinance. Motion was made to approve and seconded. Motion carries.

B. Chris Darling - Site Plan Review

Mr. Darling sought approval to move the current partially completed fence at Lake Isabella Storages to allow for outside storage of boats, trailers, campers and licensed vehicles. Under Special Land Uses, Section 16 - "Mini-Warehouse" Subsection "D" refers to outside stockpiling and states that all "merchandise shall be stored in an enclosed building". This subsection was not clear to the Commission, and after much discussion, it was determined that this subsection was referring to commodities such as building materials, agricultural products, or other items being offered for sale by the property owner. Based on this, it was decided that Mr. Darling would be permitted to offer outside storage for the above mentioned items providing that the following conditions are met:

1. Mr. Darling must paint the full fence and on the Coldwater Rd. side (West) develop a buffer such as a green belt or berm on the outside of the fence.

2. Mr. Darling may choose an alternative buffer such as plastic or vinyl slats attached to the fence. In either case the buffer will be selected by the property owner and approved by the Commission. Motion made to approve with conditions and seconded. Motion carried.

B. Informational Presentation - Indian Meadows Estates
Mr. Elmer Ledbetter presented his plans to grade, install culverts and limited curbing, as well as pave Eagle View Dr. and Red Fox Ct. located on the south side of the Village. These roads are currently private but would be upgraded to Isabella County Road Commission standards. No action was necessary by the Planning Commission.

VII. Old Business

None

VII. New Business

A. Future Work Sessions

The Commission needs to plan sessions to work on the following zoning ordinances: Borrow Pits, Home Sizes, Signs, Fencing Issues, Accessory Buildings and Decks.

B. Subdivision Control Ordinance

Mr. Walker stated that we need to think about working on a Subdivision Control Ordinance. This was discussed by the Commissioners and it was determined that we needed to work on the ordinances listed in VII A as a priority and then tackle this issue.

IX. Public Comment

None

X. Adjournment

There being no further business, a motion was made to adjourn the meeting at 10:46 PM The motion carried.

Minutes respectfully submitted by Steven Grenus, vice chairman to:
Jack Walker, Chairman
Ed Spayed, Village Manager

Village of Lake Isabella Planning Commission

Public Hearing Report

Family Daycare Center - Angela Markovich

A Public Hearing for a Special Land Use Permit for Angela Markovich to operate a family day care center was held on September 14, 1999 at 7:00 PM at the Lake Isabella Village Offices, 771 N. Queensway, Weidman, MI.

The property in question is located at 721 N. Queensway. It is zoned (LR-2) Lakes Area Residential District 2 and a family day care center may be permitted as a home occupation with a special land use permit.

All members of the Planning Commission, with the exception of one excused member, were in attendance. Mr. Ed Spayd, Village Manager, and Mr. and Mrs. Markovich were also in attendance.

The purpose of the meeting was to receive resident comments and input. No comments were received.

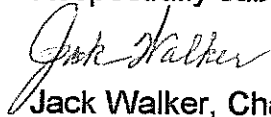
After review by the Commission, the following motion was made in accordance with Art. 15.02 (4) of the Zoning Ordinance.

"It was moved and seconded that the Village Council approve the Special Use Permit Application submitted by Angela Markovich for the operation of a family day care center with the following contingencies:

1. The facility must be approved by the State and local health departments.
2. Maximum capacity shall be limited to six (6) children,
3. Hours of operation shall be within the hours of 6:00 a.m. and 9:00 p.m.

The motion carried unanimously.

Respectfully submitted,



Jack Walker, Chairman
Planning Commission