

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

LIPOA Office

I. Call to Order.

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

Other Officials Present: Ed Spayd, Village manager

II. Approval of Minutes

The minutes of the 12 October 1999 meeting were reviewed. Chairman Walker asked the minutes be amended to reflect the fact that Commissioner Sheets was excused from attendance prior to the October meeting. A motion was made by David Hardenburgh to accept the minutes with this change. Second by Cheryl Lobert. Motion carries.

III. Chairman's Report

A. Chairman Walker discussed the letter dated 3 November 1999, which was sent to Mr. Michael Williams, Williams & Beck Inc. Mr. Jack Lynch, village attorney, drafted the letter. The letter states the problems that exist with a multifamily PUD in the southwest corner of the village.

B. Mr. Ed Spayd added that the attorney stated that we should return any incomplete plans and the check for the special meeting previously proposed by Williams & Beck, Inc to Mr. Williams.

C. Regarding the issue of buffers to be placed around the outdoor storage area at Lake Isabella Storage located in the current commercial area, Mr. Chris Darling, owner of the facility will be installing a fence and spruce trees around the area. This will be done during the spring. The delay is due to weather.

IV. Public Comment.

None

V. Regular Business

A. Slasor Site Plan

Mr. Scott Slasor approached the Commission to present a site plan revision for the addition of three gas islands and a canopy to his approved plan for the Out of Bounds Pizza and General Store currently under construction in the Village's commercial district. Mr. Slasor is currently in discussion with two oil companies, and asked for tentative approval to move forward with this venture. There was discussion about how run-off of rainwater from the concrete surface surrounding the pump islands was to be handled, and plans for future expansion and parking. Mr. Slasor explained the franchiser was responsible for complying with the regulations relative to storage tanks, run-off, possible ground contamination, etc.

A motion was made by Mr., Sheets to approve the changes to the site plan and seconded By Mr. Hardenburgh with provision that Mr. Slasor must provide the commission with information on the type of sign that the oil company would provide as well as island canopy height and size. Motion carries.

B. Ordinance Revision

Ray VanderVelde has approached Chairman Walker with discussion of a commercial building that he would like to consider building on his property in the commercial district. Mr. VanderVelde is interested in the possibility of a building on his property that would contain an office, indoor warehouse, and fenced area behind the warehouse for storing pipe, and related materials that he sells. Mr. VanderVelde is presently not asking for a revision to the ordinance that would permit this type of outside storage, rather he presented it to Mr. Walker for discussion at the planning commission meeting.

There was a discussion on the issue and it was determined that Mr. Vandevelde should prepare and present a site plan showing the proposed building. At that time, a decision can be made on the appropriateness of the project with current zoning.

C. Zoning Administrator Report

Village Manager Ed Spayd presented the Commission with a list of issues for amendment that the Commission had asked him to develop. The list includes:

Accessory Buildings; Minimum Dwelling Areas and Maximum Dwelling Proportions; Setbacks; Fences and Walls; Borrow Pits; Site Plan Review Fee; Signs; Parking; and the need for a new district: Lakes Area

Residential District 3. Mr. Spayd has asked that the Commission determine priority of working on these issues by January '00.

VII. Public Comment
None

VI. Old Business

A. Wagester Land Division Review

These are considered approved by Council when legal descriptions are submitted. It was suggested that the Village use a checklist to show the submitted splits and whether they have been approved or denied.

VII. Public Comment

None

VIII. Adjournment

There being no further business, motion was made to adjourn the meeting at 10:10 p.m. The motion carried.

Minutes submitted to:
Ed Spayd, Village Manager
Jack Walker, Chairman

By: Steve Grenus, Vice Chairman