

**Village of Lake Isabella
Planning Commission
December 14, 1999**

LIPOA OFFICE

I. Call to Order 7:00 P.M.

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

Ed. Spayd, Village Manager, could not be present at tonight's meeting.

II. Approval of Minutes

The minutes of Nov. 9, 1999 were reviewed. After review, Steve Grenus moved to accept the minutes, seconded by Larry Sheets. Motion Carried.

III. Chairman's Report

Chairman Walker reported that Cheryl Lobert and David Hardenburgh were to be re-appointed to the Commission and are to be sworn in on Dec. 21, 1999.

IV. Public Comment - None

V. Regular Business

Chairman Walker indicated that there was no "regular business" but indicated that he was going to revise the agenda order to take up "New Business" as the next agenda item.

VI. New Business

A. Election of Officers - The newly proposed rules indicate that the election of officers should take place in September of each year, but since member re-appointments were only recently made, the elections were delayed this year, but hopefully will be back on schedule next year.

The elections were as follows:

1. Chairman - Cheryl Lobert moved, seconded by David Hardenburgh that Jack Walker be re-appointed. Motion Carried.
2. Vice Chairman - Scott Wilcox moved, seconded by Larry Sheets that Steve Grenus be re-appointed. Motion Carried.
3. Secretary - Larry Sheets moved, seconded by Scott Wilcox that Diana Hines be reappointed. Motion Carried.

Cheryl Lobert was asked if she would consider a new position of Vice-Secretary if such a position were established. No action was taken on this request at this time.

B. Planning Commission Rules of Procedure - Discussion

A draft of the proposed Lake Isabella Planning Commission Rules of Procedure was introduced and discussed in their entirety. Numerous changes were discussed and recommended. These changes will be made and brought back to the members at a later date, possibly at the Jan. 2000 meeting.

The areas of concern included the Commission's responsibility in public improvements, public buildings, infrastructure, road improvements, etc., that it appears State law requires involvement in. A review of the enabling legislation and Village Charter will be done to insure that the rules are in conformance with all such requirements.

VII. Old Business

A. Zoning Ordinance Revision Amendments

The Zoning Administrators Report of Nov. 9, 1999 suggested a number of zoning amendment changes. The changes were discussed extensively and the following recommendations were made and questions raised:

1. Accessory Buildings - Sec. 3.02 (1) (b)

* The current ordinance provides 60 percent. Commission agrees 80 percent would be acceptable, but would like to know where the term "footprint" comes from since it is not in the current ordinance? ED?

2. Accessory Buildings - Sec. 3.02 (1)

The addition of Subsection (c) was discussed. The addition of part a. of the memo was acceptable. Part b. of the memo appears to be satisfactory, but needs clarification of "rear yard line" and what is the road right-of-way? ED?

3. Minimum Dwelling Areas and Maximum Dwelling Proportions. Sec. 3.08 (2) (e)

* A. No problem adding AR-1 in the box next to LR-1.

B. Rather than changing the Minimum Dwelling Area as suggested, members would like to consider different classification of lots as they had in the past (i.e. A, B, and C lot). Also, consider different requirements for single story and two-story homes. ED.

* C. Changing the Maximum Dwelling Proportion for LR-2 to Maximum Length of 72 feet was not opposed.

4. Setback - Sec. 2.92

Members had no problem with this change. Questioned if Architectural Control Comm. would have jurisdiction over decks that may protrude too far, etc.? ?

CHANGE - EXCLUDES STEPS, UNENCLOSED PORCHES AND DECKS AND THE FRONT AND REAR LOT LINES AND EXCLUDING STEPS AND UNENCLOSED PORCHES AND THE SIDE LOT LINES

5. Fences and Walls - Sec. 3.11

Need Further discussion and clarification. Requested that Mr. Spayd draft something reasonable for Commission to act upon. ED

6. Borrow Pits - Definition in Sec. 2.16

There was agreement to add Sec. 3.27 and copy wording from the Isabella County Zoning Ordinance. Mr. Spayd to provide when feasible. EDJ

7. Site Plan Review Fee

Commission agreed that in certain instances the fees should be increased, possibly on a sliding scale, depending on the time and effort of those involved. Recommended that Doug Piggott, Rowe Consultants, be contacted to see if some type of increased fee or escrow account fund could be established for more difficult projects such as multifamily, site condo, or PUD projects to cover additional costs for engineering and other consultants necessary to make an informed decision. ?

8. Lakes Area Residential District 3

After discussion, members could see merit in the proposal, but would like Mr. Spayd develop the specific language. One question raised was whether this change would change the property tax status of any of the current residents in the LR-2 district? ?

9. Other Areas for Consideration

Article XIV - Signs. See if we can use portions of Union Township Ordinance.

Article XIII - Parking. Look at Union Township Ordinance but members agreed that we definitely do not need one as extensive as that one. (The Pines Golf Course would probably have to turn their driving range into a parking lot if we adopted the Union Twp. ordinance).

10. Article XII - Waterfront-Shoreland Overlay District.

It

Appears that Sec. 12.02 (2) is inconsistent with the current ordinance. After checking with Zoning Consultant, if inconsistency does exist, change the 25 feet to 35 feet.

VIII. Public Comment. NONE

IX. Adjournment. - Meeting adjourned at 9.22 P.M.