

Village of Lake Isabella
Planning Commission
1096 Queens Way
Lake Isabella, MI, 48893

June 8th, 2004

Chairman Dunham called the meeting to order at 7:01 PM.

Members Present: Grey, Thornhill, Torgerson, Walker and Chairman Dunham
Members Absent: Lobert and Hardenburgh

Motion made by Torgerson seconded by Walker to approve the agenda for the June 8th regular meeting.

Motion made by Walker seconded by Torgerson to approve the minutes of the May 11th, 2004 regular Planning Commission meeting.

Motion made by Torgerson seconded by Grey to approve the corrected minutes of the June 1st, 2004 special meeting.

Reports

1. Chairman Dunham gave a brief report on activities that him and Wolff had done on the LIDI/WPCA site plan.
2. Wolff gave the zoning report on permits and activities with the ZBA.
3. Grey gave the Council report highlighting recent events.

Old Business

1. The Planning Commission continued its review of the LIDI/WPCA site plan. A lengthy discussion ensued with Mike Williams and Louis VanLiere of Williams and Beck, and the members of the Commission reviewed the entire checklist of criteria that this site plan was reviewable on.

Motion made by Walker seconded by Grey to grant conditional approval to the LIDI/WPCA site plan based on the following conditions.

1. A permit from the MDEQ for the filling of the floodplain (3 copies to be submitted).
2. A permit form the MDEQ for the filling of wetlands if such is planned (3 copies to be submitted).
3. A permit from the MDEQ for the creation and operation of the proposed sewer system (3 copies to be submitted).
4. A permit from the MDEQ for the storm drains on the private roads (3 copies to be submitted).
5. A memo in regards to the wetlands study done by Day & Associates.
6. A permit from the Central Michigan District Health Department for wells and the OK for the 22 permits of the back-lot septic systems, including copies of the soil borings and other tests needed to obtain the permit (3 copies to be submitted).

7. A final draft of the condo documents approved by both attorneys with the added language offered in regards to LIPOA membership/relationship and LIPOA rules and restrictions, restrictions on access to the Boat Launch limiting it to only members of the WPCA, a clause limiting the marina to not more than 24 boat slips, and the notation on Village and County road standards.
8. A soil erosion permit from Isabella County for infrastructure work (3 copies to be submitted)
9. Final drawings of the site plan with the changes requested, including the changes offered for infiltration catch basins in the storm sewers, modification of the curbs to Village standards.

MOTION TO GRANT CONDITIONAL APPROVAL CARRIED UNANIMOUSLY

2. The Planning Commission received and reviewed a site plan submitted by Jim Shimunek to construct an office building on Coldwater road in the office service district.

Motion made by Walker seconded by Torgerson to grant conditional approval to the site plan on the condition that 3 copies of the permit from Isabella County on the curb cut are supplied to the Village Office.

MOTION TO GRANT CONDITIONAL APPROVAL CARRIED UNANIMOUSLY

3. The Planning Commission continued its discussion over the Master Plan survey. The Commission will be sending out a questionnaire to the Council, ZBA and Village employees asking for input on the survey. The Commission also will consider members to appoint to an Ad-Hoc Committee for the survey.

New Business

1. Wolff noted that a sign application had been submitted by Out-Of-Bounds Pizza Company and that it could not be approved. Wolff requested that the Planning Commission review the sign and then recommend in favor of a variance to grant the sign. The Planning Commission set a deadline for the introduction of the draft of changes to the sign provisions of the zoning for the July meeting.

Wolff noted that he would draft a memo and send to Out-Of-Bounds informing them that the sign request had been denied.

Public Comments were made by Frank Cooley and Mike Scherba.

With no further business the Planning Commission stood in adjournment at 11:03 PM.

Timothy R. Wolff
Village Manager