

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

Special Meeting
August 4th, 2004

Chairman Dunham called the meeting to order at 5:11 PM and the pledge of allegiance was recited.

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

Members Absent: Lobert

Others: Manager Wolff

Dunham gave an opening statement where he noted the history behind the Waterfront-Shoreline Zoning of the wording from Isabella County and Sherman Township. In May of 1998 when the Village was incorporated the Village quickly adopted the zoning ordinance and since then has been adjusting to our uniqueness and learning as the Village grows. Recent events of the past year has brought to light several issues with the WS-zoning and at the urging of the Village's legal counsel the Planning Commission has begun to address the issue of WS-zoning. Dunham stated that he and LIPOA President Dave Ochander have been discussing matters and feel there is a good working relationship between the different bodies. Dunham stated that he wanted to form a Liaison Committee between the Planning Commission and the LIPOA consisting of himself, Thornhill, Ochander and Steve Clark. Dunham further noted that he feels there is unanimous consensus on the Planning Commission to protect and maintain the privacy element of the Lake. He also stated that the language adopted would need to reflect our uniqueness and protect the things that the community holds valuable.

Old Business

1. The Planning Commission began its discussion over the WS-zoning rewrite. The Commission discussed many issues and cited numerous areas where work needed to be done on wording and definitions. Those were in summary: the definition of "lake;" "reservoir," "impoundment," and the footage overlay involved; what is the "high water mark;" riparian rights; what is defined as "vegetation;" setback requirements and structure definitions; seawall placement; diversion of water; funneling; docking; and other matters regarding erosion and land use.

The Planning Commission completed its initial review and decided that the earliest it would be addressed again would be at the September meeting. Several memos were distributed during the meeting; include one from Hardenburgh regarding lake ownership, access and riparian rights; and, one from LIPOA President Dave Ochander.

Public Comments and/or Questions

Elmer Ledbetter of Red Fox Ct. commented on funneling, lot screening, and docking points in the WS-zoning rewrite.

Mike Scherba commented on high water level mark, setbacks, artificial beaches, and thanked the Planning Commission for the thorough work that they do, and the time that they give back to their community, he also gave a definition of the lake as an impoundment, and spoke to funneling rights, riparian rights, and LIPOA Parks and property values.

Laura Hardenburgh of Brinton commented on the language used in the WS-zoning as being “offensive,” lot screening, LIPOA Master Plan for their parks, and hoped that the Planning Commission and Village would address the issues surrounding this matter in the good-faith that they are claiming will do with the LIPOA.

Dave Ochander of Fairway commented on his willingness to work with the Village, that the LIPOA was also looking at long term issues and planning, that the Village attorney needs to be familiar with our uniqueness, and hoped to have discussion between the LIPOA and Planning Commission more often.

Announcements

Manager Wolff noted that the proposed committee between the LIPOA and Planning Commission would have to adhere to the Open Meetings Act. Grey concurred with that statement and stressed that the Village needs to operate in a legal and open manner. Dunham noted that he would work on the idea on address it at a later time, all agreed that more communication between the bodies was good, and needed.

Adjournment

With there being no further business before the Planning Commission Dunham adjourned the meeting at 9:07 P.M., and thanked everyone for the work and time contributed to the discussion that night.

Timothy R. Wolff
Village Manager

Approved on August 10th, 2004