

**Village of Lake Isabella**  
**Planning Commission Minutes**  
Regular Meeting February 14, 2006

1096 Queens Way  
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:00 p.m.

**Members Present:** Kahn, Torgerson, Grey, Thornhill, and Dunham

**Members Absent:** Lobert

**Members Excused:** Walker

The minutes from the January 10, 2006 meeting were approved without objection.

The Chairman's Report was given by Dunham; he informed the Commission that he will not be able to attend the March meeting, and in light of Vice-Chair Walker being in Florida he asked if the Commission would have objection to Thornhill running the meeting. No objections were made.

The Manager's Report was given by Wolff; he discussed the ZBA meeting on the 13<sup>th</sup> of the month.

The Council Report was given by Grey; he discussed the January meeting and the adopted ordinances.

There were no public comments or questions.

Existing Business

1. Master Plan Public Hearing

Motion made by Thornhill, seconded by Grey, to hold the required public hearing for the adoption of the Master Plan at the March regular meeting. MOTION CARRIED

2. Waterfront-Shoreland Overlay Zoning

Wolff presented the draft of the WS rewrite. He also presented an e-mail from Williams & Beck regarding the ordinance.

Thornhill asked to have a map included that shows all the land within the Village that will be under the overlay district.

Kahn suggested that since a lake study has not been completed the Village cannot be too conservative and the overlay should be 1,000 feet, not 500 as written. Wolff questioned whether one number would be seen as more arbitrary than the other.

There was discussion on temporary facilities within 35 feet of the ordinary high water mark. Torgerson voiced a concern over a person erecting a screen tent and leaving up all summer long in a manner that obstructs the view of the surrounding properties. Wolff suggested that the method to handle this concern would be to amend section 1212.29 of the zoning that regulates temporary structures. The Commission asked Wolff to draft those changes as needed. The Commission also asked for the residential dock space to include an improved 12' x 12' area on shore to

allow for the storage of boat supplies and for benches as long as that area remains uncovered and “open air.”

Under Section 1252.05(4) Wolff pointed out the concern of Williams & Beck. He agreed that this section needs to be wrote in a different manner, possible having different fencing regulations for residential zones and the recreational open space zone. Torgerson suggested that no fencing be allowed on residential lots within 35 feet of the ordinary high water mark.

Under Section 1252.09 the Commission discussed the section regarding fueling of boats in the water. The Commission deleted this section (1252.09-2C). Also under this section the LIPOA has asked for the percentage to be decreased from 40% to 35% of total frontage devoted to boat slips/docks. The Commission discussed the matter of boat launches. Wolff suggested that this section be changed to allow for 1 launch for every 5,000 feet of frontage in the open space recreation district. By doing this it would keep the total number of launches in the Village at the present level.

The Commission will continue its review starting with section 1252.11 at the March meeting.

3. Village Lots

Wolff reviewed his recommendation and the direction that Village Council has asked that be followed. Dunham suggested having Herm Otto review this plan, the office location issue and the Cemetery project and report back in March. The Commission agreed that this was a wise course of action. Dunham stated he would set up a lunch meeting with Mr. Otto.

There were no public comments or questions.

With no further business the Planning Commission adjourned at 9:50 p.m.

Jeff Grey  
Village Clerk