

**Village of Lake Isabella**  
**Planning Commission Minutes**  
Regular Meeting June 13, 2006

1096 Queens Way  
Lake Isabella, MI, 48893

Thornhill called the meeting to order at 7:01 P.M.

**Members Present:** Walker, Dunham, Grey, Torgerson, Lobert and Thornhill

**Members Absent:** Kahn

The Agenda was amended by having New Business being dealt with before Existing Business.

The minutes from the May 9, 2006 meeting were approved as presented.

The Chairman's Report was given by Dunham; he stated that he felt the Planning Commission had spent adequate time, going back to December of 2004, reviewing a future Village Office location. Dunham also briefly talked about a Village Cemetery being placed off River Road.

The Manager's Report was given by Wolff; he noted the upcoming fireworks and the status of the sale of Village lots.

The Council Report was given by Grey; he discussed the adoption of the 2006 – 2007 budget

Public Comments:

Dave Hardenburgh of Brinton Road: He commented on the proposed Waterfront-Shoreland Overlay ordinance. He submitted a memo, see attached, that outlined his concerns and questions regarding sections 1252.09, 1254.11(4), 1252.05(2), 1252.07(1), 1252.09(2a), 1252.09(4), and 1212.29(a).

Laura Hardenburgh of Brinton Road: She commented on the proposed Waterfront-Shoreland Overlay ordinance. She submitted a memo, see attached, that outlined her concerns and questions regarding sections 1252.03, 1252.09(4), 1252.07(2b), 1252.07(1a), 1252.09(3), 1252.05(2), 1254.11(4), 1254.11(5-6), 1254.05, 1254.07, 1254.11(3) and 1220.01.

New Business

1. Review of PA 110 of 2006 – Michigan's New Zoning Statute  
Wolff gave a presentation to the Planning Commission on the highlights and changes that go into effect July 1<sup>st</sup>. He noted that the new statute requires a member from the Planning Commission to serve on the Zoning Board of Appeals. He then discussed the new requirements for public hearings, and recommended that the Village adopt an ordinance that specifically addresses these requirements. He also recommended that the Village adopt an ordinance that prohibits the granting of use variances. He stated that he would have a copy of the new zoning guidebook for all the Planning Commission members in July.

Existing Business

1. Waterfront-Shoreland Overlay Zoning  
The Planning Commission began its second reading of the draft. The Planning Commission reviewed the submitted memos from the Hardenburgh's.  
  
The Planning Commission removed section 1252.05(2) and placed in the general zoning restrictions.

The Planning Commission discussed the term “vegetative state” as found in section 1252. The Planning Commission would like verbiage added that notes “such as, but not limited to grass, shrubs, trees, and other like plants.” The Commission also changed the timeframe for site restoration to conform with the soil erosion permit.

There was discussion on beach sizes. The Planning Commission directed the Manager to draft language that would govern beach sizes based on the formula used for splits in the Land Division Act.

The Planning Commission directed the Manager to add verbiage for filters in manholes.

The Planning Commission directed the Manager to clarify the added language in 1220.01 that addresses accessory structures on waterfront lots.

Public Comments:

Mike Scherba of Lincoln Drive: Noted that the DEQ, not the County Drain Commissioner’s Office, regulates beaches.

Dan Grisdale of Crown Point: Stated the he sought a legal opinion regarding the term “attached garage” and that it is loose wording and needs to be addressed. He also stated his continued objection to the garage being built next to his home on Crown Point. He also stated he felt it was a good idea for a member of the Planning Commission to sit on the ZBA.

Dave Hardenburgh of Brinton Road: Stated his concerns over mounded septic systems and septic systems in wetlands.

Laura Hardenburgh of Brinton Road: Asked to have more detail from the Manager’s report in the minutes. She also stated that she felt having a cemetery in or near Isabella South was a bad idea.

With no further business the Planning Commission adjourned at 9:05 P.M.

Jeffrey P. Grey  
Village Clerk X \_\_\_\_\_