

**Village of Lake Isabella**  
**Planning Commission Minutes**  
Regular Meeting September 12, 2006

1096 Queens Way  
Lake Isabella, MI, 48893

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

**Members Present:** Kahn, Kerr, Grey, Walker, Gloden, Lobert and Dunham

**Members Absent:** None

The Agenda was approved as presented.

The minutes from the August 8, 2006 meeting were approved as presented.

There was no report from the Chairman.

The Manager's Report was submitted in writing, Wolff highlighted the attendance of several members of the Planning Commission at the recent Land Division class.

The Council Report was given by Grey, he reviewed the August meeting and discussed the current vacancy on the Council.

Public Comments:

None

Existing Business

1. Election of Officers

Motion made by Grey, seconded by Lobert, to nominate Dunham as Chairman.

Motion made by Walker, seconded by Grey, to close nominations. VOICE  
VOTE: NOMINATION CARRIED

Motion made by Walker, seconded by Grey, to nominate Kahn as Vice-Chairman.

Motion made by Gloden, seconded by Walker, to close nominations. VOICE  
VOTE: NOMINATION CARRIED

Motion made by Lobert, seconded by Walker, to nominate Gloden as Secretary.

Motion made by Walker, seconded by Grey, to close nominations. VOICE  
VOTE: NOMINATION CARRIED

New Business

1. Set Public Hearing – Kowallic Special Land Use Application

Wolff presented several items to consider for future zoning projects, including pools, fences, and wood furnace buildings. He also reported he is working on a draft of changes to the administrative procedures part of the zoning.

2. Site Plan Review – Scott & Landa Slasor

The Planning Commission received a site plan from Scott and Landa Slasor to construct an addition onto their property at 50 N. Coldwater Road. Mr. Slasor gave the Planning Commission a presentation on his plan. He is proposing to add onto his existing commercial structure seven additional commercial units. The Planning Commission asked to see the parking pattern laid out more precisely and also for the site plan to show where the current gas pumps and fill area is located.

Mr. Slasor stated that he could have the changes reflected on the site plan by the following Monday.

Motion made by Walker, seconded by Kerr, to hold a special meeting at 5:30 P.M. on Wednesday September 20, 2006 for final consideration of the Slasor's site plan.

3. Accessory Structure Regulations

The Planning Commission reviewed a report from the Village Manager that highlighted an omission in the accessory structure update ordinance of 2005. The Planning Commission had discussed allowing a size exemption on parcels over 2 acres in size.

Motion made by Grey, seconded by Kerr, to accept the Manager's recommended changes as follows:

1. For parcels over 2 acres, the maximum size of an accessory structure shall be no larger than 80% of the foundation of the primary structure.
2. Accessory structures over 1,500 square feet shall require privacy landscaping.
3. Under no circumstances shall any waterfront parcel be granted a size exemption, even if it is over 2 acres in size.
4. For corner lots the street frontage shall be based upon the ingress/egress drive.

VOICE VOTE: MOTION CARRIED

Public Comments:

Elmer Ledbetter of Red Fox Court: Commented that the Village needs to pursue a lower speed limit on Coldwater Road.

Walker agreed with Ledbetter, and noted that Coldwater is a County road, and that there are certain studies that must be conducted prior to changing a speed limit.

With no further business the Planning Commission adjourned at 8:39 PM.

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