

**Village of Lake Isabella**  
**Planning Commission Minutes**  
Regular Meeting February 13, 2007

1096 Queens Way  
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:05 PM.

**Members Present:** Kahn, Grey, Gloden, and Dunham

**Members Absent:** Kerr

**Members Excused:** Walker

The Agenda was approved as presented.

The minutes from the January 9, 2007 meeting were approved as presented.

The Chairman gave a report highlighting the recent training offered by Isabella County.

The Manager gave a report discussing the status of the Charter Review Committee.

The Council Report was given by Grey, he discussed the January meeting.

**Public Comments:**

None

**Existing Business**

1. Proposed Update ~ Isabella County Master Plan

The Planning Commission reviewed the draft that was sent electronically regarding the proposed update to the County Master Plan.

A motion was made by Kahn, which was seconded, to send the following comments to the County Planning Commission regarding the proposed Master Plan update:

Page 7, "Geographic Region:" The second sentence in this paragraph states that the county is due west of Bay City. The Planning Commission suggest that this be changed to "due west of Midland." Isabella County and Midland County have an informal relationship called the "M-20 Alliance," and with CMU's efforts to partner with Dow Chemical, the Planning Commission feels that our relationship to Midland and Midland County should be highlighted in this reference.

Page 8 "Strengths/Attributes:" The Planning Commission recommends that the quality of local health care and also our light manufacturing base (Randel's, Delfield, CME, Morbark, Bandit, ect.) be included in this list.

Page 9 "Soaring Eagle Casino:" The Planning Commission recommends that a substitute word for "Mecca" be used.

Page 9 "Existing Land Use:" The Planning Commission strongly recommends that the County consider including all areas of the county on these maps regardless of jurisdictional control. The Planning Commission stresses the need for greater review of land use and planning on a scale larger than the local units of government, and that the County's Master Plan reflect land use and planning for the entire county, include current land use, current zoning, and future land use.

Page 10 “Existing Land Use/Broomfield Township:” The land use map incorrectly shows the land use for the incorporated areas of the Village of Lake Isabella on Coldwater Road.

Page 27, “County Population Chart:” The Village of Lake Isabella has been omitted from this chart; the Planning Commission requests that the county include the Village of Lake Isabella on this chart.

Page 31, “Per Capita Income:” The Village of Lake Isabella has been omitted from this chart; the Planning Commission requests that the county include us on this chart, referencing our Per Capita Income from the 2000 census of \$23,324.

Page 40 “Goals/Environment:” Under the first bullet, third point, of this section, the State Health Department is referenced. The Planning Commission believes that this should be the Michigan Department of Environmental Quality as the State Health Department no longer exists.

Page 41 “Goals/Environment:” Under the heading at the top of the page that references the Chippewa River, the Planning Commission recommends that wording be added that reflects the following: *“To consider the potential impacts of intensive farming operations and sewage storage facilities.”*

Pages 42-43 “Land Use/Agriculture:” The Planning Commission recommends that the maps included in the Master Plan reflect the locations of large scale agricultural operations, specifically Concentrated Animal Feeding Operations (CAFO) and other large scale agricultural production facilities and operations, and that the County add as a goal to adopt zoning in the nearby parcels that limits residential density and growth. The Planning Commission also recommends zoning be reviewed and possibly changed in the areas of the county where there are 100% prime soils to also limit and restrict residential density and growth.

Page 43 “Business Centers:” There has been a push from Senator Allen (R – Traverse City) to adopt Commerce Center legislation in Michigan for several years. He has introduced SB 93 of 2007 to create such centers in the state. While this has been several years in coming, it has been reviewed and worked by the Michigan Municipal League and other stakeholders (Townships and Counties) for several years. The Planning Commission recommends that the county modify the wording here to reflect *commerce centers* and not *business centers*.

Page 45 “Communication:” One item that is missing from this section is the continued meeting with local planners throughout the county. In 2006 planning officials from various units of local government gathered together on two occasions to discuss planning activity in their local units. The Planning Commission suggest that wording be added to highlight the continued need for this gathering of planners.

Page 58“Future Land Use Map:” The area of Broomfield Township that is under the jurisdiction of the Village of Lake Isabella’s planning and zoning needs to be correctly shown on the map.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY.

**New Business**

1. Proposed Village Office

The Planning Commission reviewed the two possible locations as presented by the Village Council for a future office site. In accordance with MCL 125.39 the Planning Commission is required to review the sites to determine if the proposed project is in conformity to the Master Plan.

A motion was made by Kahn, which was seconded, to approve the proposed Village office project for conformity with the Master Plan of the Village of Lake Isabella. ROLL CALL VOTE; YEAS: Kahn, Grey, Gloden, and Dunham; NAYS: None. MOTION CARRIED UNANIMOUSLY

2. Village Planning Ordinance

The Planning Commission received a copy of the draft of the Village Planning Ordinance. Several comments were made in favor of the draft.

3. Annual Joint Meeting with Village Council

The Planning Commission discussed having a joint meeting with the Village Council. Wolff recommended that both boards adopt a resolution that specifies an annual date, such as the fourth Tuesday of May or June. The Planning Commission asked Wolff to discuss this idea with the Village Council.

**Public Comments:**

None

With no further business the Planning Commission adjourned at 9:03 PM.

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