

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting April 10, 2007

1096 Queens Way
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

Members Present: Kahn, Grey, Gloden, Kerr, Klinke, and Dunham

Members Absent: None

Members Excused: Walker

The Agenda was approved as presented.

The minutes from the March 13, 2007 meeting were approved as presented.

Dunham thanked Kahn for running the meeting last month in his absence.

The Manager gave a report discussing the April 3rd meeting of the Village Council and the initial meeting of the Charter Review Committee.

The Council Report was given by Grey, he briefly talked about the 2007 Village election.

Public Comments:

None

Existing Business

1. Public Hearing for Proposed Ordinance 2007 – 03; “Rezoning”

Dunham opened the public hearing at 7:08 PM.

Dunham opened the floor for public comments:

- Matt Miller of El Camino Grande: Asked if this was phase one of eliminating all of the Open Space zoning in the Village, and also what this would do to the park behind his home.
- Dave McGrath of Queens Way: Commented that he was never notified of the hearing and questioned what the role of the Planning Commission is supposed to be.

With there being no further public comments, Dunham opened the floor to the Planning Commission to reply to any of the public comments:

- Dunham explained, in reference to the question from Mr. Miller, the Open Space zoning was recently created and these parcels were included in the initial zoning of the Open Space by mistake and needed to be removed. As for the park behind his property, Dunham explained that it is platted as a park and is owned by the LIPOA.
- Wolff replied to Mr. McGrath’s comment about notification by stating that the Village is only required to notify properties within 300 feet of the rezoning, not the entire Village.
- Dunham also replied to Mr. McGrath by stating that the Planning Commission is an advisory board and only makes recommendations to the Village Council.

With no further comments, Dunham closed the public hearing at 7:26 PM.

2. Proposed Ordinance 2007 – 03; “Rezoning”

A motion was made by Kerr, which was seconded, to recommend to the Village Council that proposed ordinance 2007 – 03 be adopted.

ROLL CALL VOTE: YEAS: Grey, Kahn, Klinke, Gloden, Kerr, and Dunham;
NAYS: None; MOTION CARRIED UNANIMOUSLY.

3. Sign Sizes, Office Service and Commercial Districts

The Planning Commission reviewed the sign regulations for Office Service and Commercial zones. Wolff presented several options for the Planning Commission to consider as far as amendments.

The Planning Commission in their discussion commented on the following changes as possibilities:

- Allowing parcels with more than one business to have each business be allowed a 2’ x 5’ panel if all businesses are advertised on one sign.
- For plazas and other structures with multiple business, to have all business signs be located on one main sign at the ingress/egress to the parcel.
- Requiring that all illuminated signs be turned off between the hours of midnight and 5 AM.
- Requiring that signs at the ingress/egress drive to a parcel be at safe line of sight setback.
- Requiring a clearance height of at least 4 feet from grade, and a maximum height of 15 feet from grade.
- Allowing one business per plaza, or the name of the plaza to have a 3’ x 10’ sign at the top of the other businesses.

Wolff was directed to draft an ordinance incorporating the discussion for next month’s meeting.

New Business

1. Planning Commission Review of Variance Request 2007-01

The Planning Commission received a copy of the variance application that the zoning board of appeals will be considering at their meeting on April 16.

Kahn asked how close the proposed office would be to the structure located to the east. After reviewing the draft of the site plan, the distance was determined to be close to 70 feet as the proposed office is roughly 60 feet from the property line, and the structure is 10 feet from the property line.

A motion was made by Kahn, which was seconded, to endorse the site plan and variance request as applied for by the Village as it does not conflict with the intent of the Office Service District.

ROLL CALL VOTE: YEAS: Kahn, Klinke, Gloden, and Kerr NAYS: Grey;
ABSTAIN: Dunham; MOTION CARRIED

2. Zoning/Future Land Use Map; Parcel K on Baseline Road

The Planning Commission reviewed the future land use map of the Master Plan and compared it to Parcel K on Baseline Road. The maps shows part of the parcel being

zoned commercial in the future. The owner of the parcel has requested the entire parcel be rezoned to commercial.

The Planning Commission discussed at length how to handle the pond on the property. After reviewing the legal descriptions of parcel K, and the parcel at the end of Campo Court, it is the opinion of the Village's legal counsel that the pond, due to its size of nearly 9.5 acres, is not included in either parcel. As such, the pond would be treated as having repairing rights.

The Planning Commission asked to have Wolff work on drafting an ordinance to rezone this parcel and to work with the Village's legal counsel on the zoning surrounding the pond.

Public Comments:

None

With no further business the Planning Commission adjourned at 9:46 PM.

Jeffrey P. Grey
Village Clerk X_____