

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting May 8, 2007

1096 Queens Way
Lake Isabella, MI, 48893

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

Members Present: Walker, Grey, Gloden, Kerr, and Dunham

Members Absent: None

Members Excused: Klinke

The Agenda was approved with the addition of New Business #2 “Letter from Jay Kahn” and New Business #3 “Election of Vice-Chair.”

The minutes from the April 10, 2007 meeting were approved with one correction to page 3.

The Village Manager gave a report discussing Charter Communications application for a franchise under the new Uniform Video Service Act.

The Council Report was given by Grey, he briefly talked about the Village Council meeting from April, mainly he discussed the Council referring the matter of golf carts to the TSI Committee.

Public Comments:

None

Existing Business

1. Public Hearing for Proposed Ordinance 2007 – 04; “Parcel K Rezoning”

Dunham opened the public hearing at 7:12 PM.

Public Comments:

- Dave Shoemaker of Isabella Vista: Spoke on behalf of Jerry Morey and stated his opposition to the proposed rezoning. He questioned what uses are allowed in the commercial district. He also asked if the Village knew specifically what the proposed future use of the parcel was.
- Dave Johnson of Baseline Road: Questioned what could be allowed in a commercial district.
- Norm Burmiester of Remus: Spoke on behalf of the applicant.
- Richard Schmidt of School Road: Inquired as to what the future land use map of the Master Plan says about the area under consideration.
- Igor Tokmovtsev of Campo Court: Submitted a letter stating his objection to the proposed rezoning.

With no further comments, Dunham closed the public hearing at 7:29 PM.

2. Proposed Ordinance 2007 – 04; “Rezoning”

A motion was made by Grey, which was seconded, to recommend to the Village Council that the Village Council retain the present zoning for “Parcel K” as the proposed rezoning does not conform to the future land use map of the Master Plan and the proposed rezoning would increase the non-conformity of land use per the criteria of the approved MDOT land use approach plan.

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

3. Sign Sizes, Office Service and Commercial Districts

The Planning Commission reviewed the sign regulations for Office Service and Commercial zones. The following changes were agreed to:

- Establishing a minimum clearance of five feet from the established road grade to the bottom of any primary sign.
- With the required clearance, the maximum height allowed would be eleven feet.
- Sign size will be based on the number of businesses on site, with a minimum size of twenty-four feet allowed and a maximum of ninety-six feet.
- Requiring that wall signs have the same style font and size lettering.

Wolff was directed to draft an ordinance incorporating the discussion for next month's and publish the requirements for a public hearing.

New Business

1. Future Land Use Map, Bundy and Queens Way

The Planning Commission reviewed the future land use map for Bundy and Queens Way. No changes were made.

2. Jay Kahn Resignation

A motion was made by Grey, which was seconded, to regrettably accept Jay Kahn's letter of resignation from the Planning Commission. ROLL CALL VOTE: YEAS: Grey Gloden, Kerr, Walker, and Dunham; NAYS: None: MOTION CARRIED UNANIMOUSLY.

3. Election of Vice-Chair

Roger Kerr was nominated by Dunham to serve as the Vice-Chair, there were no other nominations. A motion was made by Walker, which was seconded, to appoint Roger Kerr as the Vice-Chair of the Planning Commission. VOICE VOTE: MOTION CARRIED.

Public Comments:

None

With no further business the Planning Commission adjourned at 9:21 PM.

Jeffrey P. Grey
 Village Clerk X_____