

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting September 25, 2007

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:02 PM.

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

Members Absent: Walker

The Agenda was accepted as presented.

The minutes from the August 14, 2007 regular meeting were accepted as presented.

The Village Manager's report was submitted in writing. He reported on two requests to evaluate the number of remaining splits in the Village for Elmer Ledbetter and Don Wagester.

The Council Report was given by Grey, he briefly talked about their meeting in September.

Public Comments:

- None

Existing Business

1. Public Hearing for Proposed Zoning Amendment Ordinance 2007-10

Dunham opened the public hearing at 7:16 PM.

A synopsis of the proposed ordinance was read.

Public Comments and/or Questions:

- *None*

Dunham closed the public hearing at 7:17 PM.

2. Proposed Zoning Amendment Ordinance 2007-10

The Planning Commission continued its review of the proposed ordinance to update the permitted and special land uses in the zoning code which was introduced at last month's meeting. The following changes and comments were made from the September draft:

Page 2: Lake Residential 1 District

- The length to width ration was reduces to 1:2 for all primary structures.
- The requirement for a certain percentage of transparent glass was modified to only require the percentage on the front and rear façade and simply to require some transparent glass on each side façade.
- The requirement of an attached garage for all new single-family dwellings was modified to either an attached or detached garage.

Page 3: Lake Residential 2 District

- The minimum ground floor dwelling area was increased to 720 square feet.
- There was discussion on requiring a 288 square foot garage for all new single-family dwellings.

Page 4: Airport Residential District

- The length to width ration was reduces to 1:2 for all primary structures.

Pages 5 - 7: Multi-Family Residential District

- There was discussion over the wording used to set the minimum dwelling space per unit. The Planning Commission asked that this language be clarified in the next draft.
- Requirement proposed in #10 of Site Development Standards was removed.

Page 8: Office Service District

- No changes.

Pages 9 & 10: Commercial District

- It was requested to review copies of other Adult Entertainment Ordinances for provisions and regulations to add to our zoning code.

Pages 11 & 12: Agricultural District

- The Planning Commission retained the requirement of a maximum height for all structures.

Page 13: Section 1212.11 Dumpsters

- The Planning Commission asked for the language in this section be clarified in the next draft.

Pages 14 & 15: Section 1212.13 Single-Family Dwelling Units

- The requirements under sub-section 10 will need to be updated to match other language in this draft.

Pages 16 & 17: Section 1212.39 Single-Family Dwelling Regulations

- The Planning Commission asked to have this section and section 1212.13 combined in the following draft.

Additional Areas of Discussion

- The Planning Commission discussed the regulation of day cares and child care centers in the Village. They requested language updating our regulations in the next draft.
- There was discussion regarding the future land use map of the Village and possibly amending it.
- There was discussion over the special land use permit procedure and amending it.
- There was discussion over a request from the LIPOA to update the Village's fencing regulations. The Planning Commission directed the Manager to contact the LIPOA regarding this matter.

New Business

- None

Public Comments:

- Bruce LaPointe of Fairway Drive: He commented on the following sections of the proposed ordinance: Page 2, he asked if the transparent glass requirement could exclude garages; Page 6, he asked for the minimum dwelling area wording to be clarified; and Page 13, he agrees with the intent of the section, but feels the time frame needs to be extended for new construction or major renovation projects.

With no further business the Planning Commission adjourned at 9:18 PM.

Jeffrey P. Grey
Village Clerk X _____