

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting February 12, 2008

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:07 PM.

Members Present: Grey, Gloden, LaPointe, and Dunham

Members Excused: Kerr, Walker, and Klinke

The agenda was approved without objection.

The minutes from the December 4, 2007 meeting were approved as presented without objection.

Public Comments:

- Mike Scherba of Lincoln Drive: Made several comments regarding the proposed comprehensive zoning code update, among his comments were the following:
 - The proposed requirement for attached garages on single-family dwellings is a good addition; however the size requirement for the LR1 district might be too large.
 - On page 7 of the current draft, should the regulation be to the septic tank and field, not just the tank?
 - Also on page 7, front door orientation is often hard to match on cul-de-sacs.
 - Requiring windows on sides of new single-family dwellings is a good addition; however 20% is very high and also requires the homeowner to install additional energy saving items.
 - Chain-link or cyclone fences should be prohibited in the Village.

Public Hearing(s)

1. Proposed Ordinance 2007-11; Parcel K-2 Rezoning
Dunham opened a public hearing for proposed ordinance 2007-11 at 7:32 PM.
Public Comments: None
Dunham closed the public hearing at 7:34 PM.

Existing Business

1. Proposed Ordinance 2007-11; Parcel K-2 Rezoning
A motion was made by Grey, which was seconded, to recommend ordinance 2007-11 be adopted by the Village Council. ROLL CALL VOTE: Yeas; Gloden, Grey, LaPointe, and Dunham; Nays; None: MOTION PASSED UNANIMOUSLY.
2. Proposed Comprehensive Zoning Code Update
The Planning Commission reviewed pages 25-43 of the zoning update draft. The following areas were discussed:
 - Establishing a spacing requirement for taverns in the C District. The Planning Commission request staff to draft language to consider.
 - Creating a Neighborhood Commercial District for the large lots at Bundy and Queens Way. The Planning Commission directed staff to work with the property owners and draft language to consider.
 - The Planning Commission also discussed traffic visits for Home Occupations. Staff was directed to draft language to consider.
3. Future Land Use Map
This item was tabled until the April meeting.

New Business

1. 2008 Goals

A motion was made by LaPointe, which was seconded, to set the 2008 goals as stated below:

- Finish work on comprehensive zoning code update
- Continue work done by Dunham on a Village owned Cemetery
- Planning Commissioner Citizen Planner Certification
- Walking Paths/Trails
- Master Plan for Greenery/Tree Neutral Community

VOICE VOTE: MOTION PASSED UNANIMOUSLY

2. 2007 Planning Commission Annual Report

The Planning Commission approved the draft of the annual report to be submitted to the Village Council without objection.

Public Comments:

- Mike Scherba of Lincoln Drive: Made several comments regarding the proposed comprehensive zoning code update, among his comments were the following:
 - His property in Plat 4 that is currently zoned commercial has been devalued by the additional commercial zoning created in the community, he would like to see these lots addressed in the zoning update.
 - Chain-link or cyclone fences should be prohibited in the Village.

With no further business the Planning Commission adjourned at 9:22 PM.

Jeffrey P. Grey

Village Clerk X_____