

**DRAFT**

**Village of Lake Isabella**  
**Planning Commission Minutes**  
Regular Meeting January 13, 2009

**1010 Clubhouse Drive**  
**Lake Isabella, MI, 48893**

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

**Members Present:** Kenney, LaPointe, Gloden, Grey, Boyd, and Dunham

**Members Absent:** Kerr

The agenda was accepted as presented without objection.

The minutes from the December 2, 2008 meeting were approved as presented.

Reports were received from the Village Manager, Village Council, and Chairman.

**Public Hearings**

1. Proposed Zoning Ordinance 2009-01: Fencing Regulation Update

Dunham opened the public hearing at 7:17 PM

Public Comments: None

Dunham closed the public hearing at 7:18 PM

**Public Comments**

- Mike Scherba of Lincoln Drive: Commented on the variance granted for lot 101 of Lake Isabella North. He stated he was against any further changes in the setbacks for that lot.

**Existing Business**

1. Proposed Zoning Ordinance 2009-01: Fencing

The Planning Commission reviewed the staff report on the proposed ordinance. Staff's recommendation on the proposed ordinance is:

1. *The matter of privacy fences on residential lots that have adjoining rear yards be reconsidered and examined further.*
2. *The Planning Commission consults with the Village Council regarding the desired scope of regulations and enforcement obligations of the Village.*

*Short of these two issues being resolved, it is staff's recommendation that the Planning Commission not recommend the draft as written to the Village Council for adoption.*

Kenney questioned the need for requesting a survey for fences on lot lines.

Boyd discussed his position regarding privacy fences on back-to-back residential lots. He stated that fences do not enhance neighborhoods, and that privacy fences would be an eyesore.

LaPointe commented that his son in Tennessee lives in a development where nearly everyone has a privacy fence and there are not any issues.

Fence Committee member Hiither was recognized by the chair. Hiither commented that he did not receive a copy of the staff report and wanted to know why. He stated that if he had, he would have had comments during the public hearing. He further commented that if staff had issues with the draft they needed to be addressed during the committee process, not now. He concluded by stating that if the Village adopted regulations in conflict with the "building and use" restrictions of the LIPOA it would only cause conflict for the residents of the community.

Wolff apologized to Hiither for any offense he took from not receiving a staff report. The report had been distributed to members of the Planning Commission and 1 copy to a resident who

requested a copy. He noted that the objections raised in the staff report were voiced during the committee process but were not acted on by the committee. He reminded the Planning Commission that the Village encompasses a larger geographic area than the LIPOA, and these regulations would affect all, not just those who live in plats under the LIPOA.

Dunham stated that staff should not be viewed negatively for issuing a report on a proposed ordinance since that is their job. He also stated that additional public input on this should be sought.

Grey agreed that additional input be sought before a recommendation is made to the Council.

Kenney asked for Mike Scherba's views on the matter since he was a member of the Fence Committee. Scherba stated that the draft is probably to large in scope and needs to be condensed.

Kenney offered to help with any further work on the matter.

The members requested that Grey and Dunham submit a plan for further public input along the lines of what was done with the Major Street Project.

Further action was tabled until the next meeting.

2. Master Plan Update: Staff Report

Wolff provided a report on survey options for the Master Plan. It was agreed that a survey should be conducted for the Master Plan Update. The Planning Commission discussed different means of conducting the survey, mainly an on-line survey or a hard copy print survey.

3. Unbuildable Lots: Staff Report

Wolff provided a report updating the Planning Commission on unbuildable lots issue.

**New Business**

1. By-Laws Update

The Planning Commission discussed the proposed rules changes. There was consensus to leave 2 periods of public comment. Grey raised the issue of allowing repeated excused absences. Per the rules of the Planning Commission, notice must be provided prior to adoption of any rules changes; as such action was tabled until the February meeting.

2. 2009 Goals

The Planning Commission reviewed the list of on-going projects that staff is working on. No changes were made to the list. Grey raised the issue of a community center as part of our long-term plan. Boyd discussed the need to further plan for the Coldwater Business corridor. Wolff responded to Grey and Boyd by noting that those two projects would best be included with the Master Plan.

**Public Comments:**

- None

With no further business the Planning Commission adjourned at 9:38 PM.

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