

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Minutes

Regular Meeting January 10, 2012

Planning Commission Vice-Chairman McGrath called the meeting to order at 7:00 PM.

Members Present: McGrath, Laraway, Grey, Gloden, and Boyd

Members Excused: Dunham & Shannon¹

The agenda was accepted as presented.

A motion was made by Laraway, seconded by Boyd, to approve the minutes of the October 11, 2011 meeting as presented. ROLL CALL VOTE; YEAS: McGrath, Laraway, Grey, Gloden, and Boyd; NAYS: None. MOTION CARRIED 5-0-0.

Reports:

- The Village Manager Wolff gave his monthly report to the Planning Commission. He discussed information from Charter Communications and Frontier Communications regarding high-speed internet services. He noted that Charter has no plans for any upgrades to the Lake Isabella area in 2012, and Frontier is planning on their DSL project in early spring. Wolff also discussed 2011 website totals, the ongoing progress with the LIPOA on a long-range plan for the care and management of the lake.
- Grey gave a brief report of activity of the Village Council since the last Planning Commission meeting. He noted that the Council's newest member John Eberhart was seated and sworn in at the Regular Organizational Meeting of the Council on January 3rd.

Public Hearings: None

Public Comments: None

Existing Business:

1. Isabella Pellet Updated Site Plan

Wolff introduced the site plan and explained the agreement between the Village and Isabella Pellet which included having an updated Site Plan submitted as part of their Public Act 198 Tax Abatement.

Jim Wirtz from Isabella Pellet was present to discuss the equipment located outside of the facility. He discussed their plans to increase the height of the vent stack and construct a sound barrier for the bag house. He discussed the changes that occurred in their project from their initial Site Plan submission in 2010 to what was actually built in 2011. He noted that they had originally planned on using sawdust which could not be stored outside, but were forced to switch to a

¹ Planning Commissioner Shannon arrived at 7:19 PM.

wood chip. He discussed their long-term plan for an additional building to for loading, unloading, and storage of materials.

Grey asked for an estimate on the approximate height of the berms at the site. Mr. Wirtz estimated that they were around 5 feet.

The noise from the hammer mill was discussed. It was discussed that the dBA levels from the plant are within the allowed range of the Village's noise ordinance, but occasionally due to weather conditions a low frequency humming noise can be heard over a mile away. Mr. Wirtz noted that this fall they enacted a policy to keep the loading doors only open a couple of feet for ventilation purposes, and that this has reduced the noise leaving the building by 60%.

Boyd asked about paving. It was discussed that the Village Council had granted an extension to the plant to have Baseline Road paved by Memorial Day of 2012, and to not require the paving of their driveway.

There was discussion over the impact that extending the height of the stack might have. Mr. Wirtz stated that the hope is to increase the height and narrow the point of escape will result in the steam leaving with more speed, thereby giving it greater time to dissipate into the atmosphere.

There was discussion regarding the timeframe to finish the landscaping of the berms and also enclosing the dumpster onsite. Mr. Wirtz discussed their desire to acquire trees from a neighboring property that are mature in height, but not being able to do so yet due to the lack of a tree-spade truck.

It was discussed to have an agreed to time table of items to complete as part of the approval.

A motion was made by Grey, seconded by Boyd, to table action on the updated Site Plan until the next meeting to allow the Village and Pellet factory to generate a mutually agreed upon timeline of items to complete. VOICE VOTE: MOTION CARRIED 6-0-0.

New Business:

1. Noise Site Plan Ordinance

Wolff presented a request from the Village Council to consider the merits of including a provision in the codified ordinances which would require an additional site plan to account for noise for all future business, commercial, and industrial uses.

The Planning Commission discussed concern over requiring an additional site plan in the approval process, and also whether or not this type of requirement would be in line with other approval requirements in other local communities.

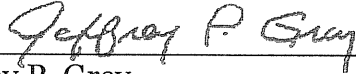
After further discussion, the Planning Commission expressed desire to see the existing Site Plan section of the zoning code expanded to also include review standards for noise. It was requested to have a draft to amend the Site Plan section of the zoning code to reflect the discussion at the next meeting.

2. 2012 Calendar & Goals

The Planning Commission prioritized its projects and goals for 2012.

Public Comments: None

Without further business, the meeting adjourned at 8:43 PM.

X 

Jeffrey P. Grey
Village Clerk