

Village of Lake Isabella

1010 Clubhouse Drive  
Lake Isabella, MI, 48893  
989-644-8654

**ORDINANCE 2018 – 02**  
***AIRPORT HAZARD AREA OVERLAY DISTRICT***

The Village of Lake Isabella hereby ordains:

**SECTION 1 PURPOSE**

The purpose of this Ordinance is to amend the zoning code by creating Chapter 1296 of the Zoning Code titled “Airport Hazard Area Overlay District.” The intent of this Chapter of the Zoning Code is to provide for the public’s safety and well being by limiting and regulating development of land and structures in areas which have been identified by the Michigan Department of Transportation as being at risk due to the operations of the Lake Isabella airport.

**SECTION 2 OVERLAY DISTRICT CREATED**

Chapter 1296 of the Codified Ordinances of the Village of Lake Isabella is hereby created and is to read as shown in the attached **EXHIBIT A**.

**SECTION 3 SEVERABILITY**

If any section, subsection, paragraph, sentence, clause, or portion of this Ordinance is found for any reason to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4 ORDINANCES REPEALED**

All ordinances and/or parts of ordinances inconsistent with this Ordinance are hereby repealed.

**SECTION 5 EFFECTIVE DATE**

This Ordinance shall take effect and be in force upon the expiration of 7 days of the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella. This Ordinance and attached document shall be codified, edited for typos and grammatical errors, and enumerated in accordance with the codification procedure of the Village of Lake Isabella.

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May 2018 Planning Commission DRAFT

We, the undersigned, President and Clerk of the Village of Lake Isabella, Isabella County, State of Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance #2018-02 “AIRPORT HAZARD AREA OVERLAY DISTRICT” of the Village of Lake Isabella was adopted at regular or special meeting of the Lake Isabella Council, offered by councilmember \_\_\_\_\_, and seconded by councilmember \_\_\_\_\_. Originally introduced by councilmember \_\_\_\_\_.

<b>Planning Commission Introduction</b>	<b>February 13, 2018</b>
<b>Planning Commission Public Hearing</b>	<b>April 10, 2018</b>
<b>Planning Commission Recommendation →</b>	
<b>Village Council Introduction</b>	
<b>Village Council Public Hearing</b>	
<b>Village Council Enactment</b>	

The vote on this Ordinance was taken by roll-call with the “yeas” and “nays” recorded as such.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Dated at Lake Isabella, Michigan, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Village Council President  
Dave Torgerson

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

Exhibit A

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

**Chapter 1296 – Airport Hazard Area Overlay District**

Adopted on \_\_\_\_\_, 2018 via Ordinance 2018-02

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Chapter 1296.01	Purpose
Chapter 1296.03	Overlay District Boundaries
Chapter 1296.05	Site Development Standards
Appendix 1	Overlay Zones Map

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**1258.01 Purpose**

The Airport Hazard Area Overlay District is hereby established to put in place development restrictions to comply with the Airport Approach Plan (AAP) filed with the Village of Lake Isabella by the Michigan Department of Transportation (MDOT) in June of 2007. The intent of this Chapter of the Zoning Code is to provide for the public’s safety and well being by limiting and regulating development of land and structures in areas which have been identified by the Michigan Department of Transportation as being at risk due to the operations of the Lake Isabella airport.

**1258.03 Overlay District Boundaries**

The Airport Hazard Area Overlay District shall exist as shown on the map attached to the end of this Chapter, and shall include all or part of the following parcels as shown on the map in Appendix 1 of this Chapter, having a Parcel Number and address as listed:

1. Zone 1 Parcels:

<u>Parcel Number</u>	<u>Address</u>
22-035-20-001-00	1022 Clubhouse Drive
22-065-00-126-00	1006 Sandtrap Drive
22-065-00-127-00	1008 Sandtrap Drive
22-065-00-129-00	1012 Sandtrap Drive
22-065-00-130-01	1014 Sandtrap Drive
22-065-00-137-01	1015 Sandtrap Drive
22-065-00-138-00	1013 Sandtrap Drive
22-065-00-139-00	1011 Sandtrap Drive
22-065-00-140-00	1009 Sandtrap Drive

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### 2. Zone 2 Parcels:

<u>Parcel Number</u>	<u>Address</u>
22-035-20-001-00	1022 Clubhouse Drive
22-035-20-001-02	1129 Fairway Drive
22-035-40-003-00	1145 Fairway Drive
22-035-40-003-02	1145 Fairway Drive Unit #2
22-035-40-003-03	1145 Fairway Drive Unit #3
22-035-40-003-04	1145 Fairway Drive Unit #4
22-035-40-003-05	1145 Fairway Drive Unit #5
22-035-40-003-06	1145 Fairway Drive Unit #6
22-035-40-003-07	1145 Fairway Drive Unit #7
22-035-40-003-08	1145 Fairway Drive Unit #8
22-065-00-110-00	1120 Fairway Drive
22-065-00-111-00	1122 Fairway Drive
22-065-00-112-00	1124 Fairway Drive
22-065-00-113-00	1126 Fairway Drive
22-065-00-114-00	1128 Fairway Drive
22-065-00-115-00	1130 Fairway Drive

### 3. Zone 3 Parcels:

<u>Parcel Number</u>	<u>Address</u>
21-001-20-001-00	6400 W Baseline Road
22-035-20-001-00	1022 Clubhouse Drive
22-035-20-001-00	1022 Clubhouse Drive
22-035-20-001-02	1129 Fairway Drive
22-035-40-003-00	1145 Fairway Drive
22-035-40-003-01	1145 Fairway Drive Unit #1
22-035-40-003-02	1145 Fairway Drive Unit #2
22-035-40-003-03	1145 Fairway Drive Unit #3
22-035-40-003-04	1145 Fairway Drive Unit #4
22-035-40-003-05	1145 Fairway Drive Unit #5
22-035-40-003-06	1145 Fairway Drive Unit #6
22-035-40-003-07	1145 Fairway Drive Unit #7
22-035-40-003-08	1145 Fairway Drive Unit #8
22-065-00-074-00	1079 Fairway Drive
22-065-00-075-00	1081 Fairway Drive

## Exhibit A

22-065-00-076-00	1083 Fairway Drive
22-065-00-077-00	1085 Fairway Drive
22-065-00-078-00	1087 Fairway Drive
22-065-00-079-00	1089 Fairway Drive
22-065-00-080-00	1091 Fairway Drive
22-065-00-082-00	1107 Fairway Drive
22-065-00-083-00	1109 Fairway Drive
22-065-00-084-00	1113 Fairway Drive
22-065-00-085-00	1115 Fairway Drive
22-065-00-086-00	1117 Fairway Drive
22-065-00-087-00	1002 Wedge Drive
22-065-00-088-00	1004 Wedge Drive
22-065-00-089-00	1006 Wedge Drive
22-065-00-090-00	1008 Wedge Drive
22-065-00-091-00	1007 Wedge Drive
22-065-00-092-00	1005 Wedge Drive
22-065-00-093-00	1003 Wedge Drive
22-065-00-094-00	1088 Fairway Drive
22-065-00-095-00	1090 Fairway Drive
22-065-00-096-00	1092 Fairway Drive
22-065-00-113-00	1126 Fairway Drive
22-065-00-114-00	1128 Fairway Drive
22-065-00-115-00	1130 Fairway Drive
22-065-00-116-00	1132 Fairway Drive
22-065-00-117-00	1134 Fairway Drive
22-065-00-118-00	1136 Fairway Drive
22-065-00-119-00	1138 Fairway Drive
22-065-00-120-00	1140 Fairway Drive
22-065-00-121-00	1142 Fairway Drive
22-065-00-122-00	1144 Fairway Drive
22-065-00-137-01	1015 Sandtrap Drive
22-065-00-140-00	1009 Sandtrap Drive
22-065-00-151-00	1034 Clubhouse Drive
22-065-00-152-00	1036 Clubhouse Drive
22-065-00-153-00	1038 Clubhouse Drive
22-065-00-206-00	1035 Clubhouse Drive
22-065-00-207-00	1031 Clubhouse Drive

**Exhibit A**

22-065-00-208-01	1140 Fairway Drive
22-065-00-560-00	1032 Clubhouse Drive
22-065-00-561-00	1030 Clubhouse Drive
22-065-00-562-00	1028 Clubhouse Drive
22-065-00-563-00	1026 Clubhouse Drive
22-065-00-564-00	1024 Clubhouse Drive

**4. Zone 4 Parcels:**

<u>Parcel Number</u>	<u>Address</u>
22-065-00-108-00	1116 Fairway Drive
22-065-00-109-00	1118 Fairway Drive
22-065-00-110-00	1120 Fairway Drive
22-065-00-111-00	1122 Fairway Drive
22-065-00-112-00	1124 Fairway Drive
22-065-00-113-00	1126 Fairway Drive
22-072-00-144-00	1036 Crown Point Drive
22-072-00-145-00	1038 Crown Point Drive
22-072-00-146-00	1040 Crown Point Drive
22-072-00-147-00	1042 Crown Point Drive
22-072-00-148-00	1044 Crown Point Drive
22-072-00-149-00	1046 Crown Point Drive
22-072-00-150-00	1048 Crown Point Drive
22-072-00-151-00	1050 Crown Point Drive
22-072-00-166-01	1055 Crown Point Drive
22-072-00-168-00	1049 Crown Point Drive
22-072-00-169-00	1047 Crown Point Drive
22-072-00-170-00	1045 Crown Point Drive
22-072-00-171-00	1043 Crown Point Drive
22-072-00-172-00	1027 Crown Point Drive
22-072-00-173-00	1025 Crown Point Drive
22-072-00-174-00	1023 Crown Point Drive
22-072-00-175-00	1021 Crown Point Drive
22-072-00-176-00	1019 Crown Point Drive
22-072-00-177-00	1017 Crown Point Drive
22-072-00-178-00	1015 Crown Point Drive
22-072-00-184-00	1008 Pequena Drive
22-072-00-185-00	1010 Pequena Drive

**Exhibit A**

22-072-00-186-00	1012 Pequena Drive
22-072-00-187-01	1014 Pequena Drive
22-072-00-189-00	1015 Pequena Drive
22-072-00-190-00	1013 Pequena Drive
22-072-00-191-00	1011 Pequena Drive
22-072-00-197-02	Outlot E Pequena Drive

**5. Zone 5 Parcels:**

<u>Parcel Number</u>	<u>Address</u>
22-035-20-001-00	1022 Clubhouse Drive
22-035-20-003-00	495 N Coldwater Road
22-036-30-001-05	220 N Coldwater Road
22-036-30-001-06	1001 Campo Court
22-036-30-001-14	6900 Baseline
22-036-30-001-16	6920 Baseline
22-036-30-002-00	180 N Coldwater Road
22-036-30-004-00	1022 Campo Court
22-036-30-005-00	480 N Coldwater Road
22-036-30-006-00	6590 W Baseline Road
22-036-30-007-00	Airport Runway
22-036-30-054-00	1010 Bonanza Lane
22-036-30-054-01	1014 Bonanza Lane
22-036-30-054-02	1002 Bonanza Lane
22-055-00-001-00	1032 Bonanza Lane
22-055-00-002-00	1030 Bonanza Lane
22-055-00-003-00	1026 Bonanza Lane
22-055-00-004-00	1024 Bonanza Lane
22-055-00-005-00	1022 Bonanza Lane
22-055-00-006-00	1007 Avion Drive
22-055-00-007-00	1011 Avion Drive
22-055-00-008-00	1013 Avion Drive
22-055-00-009-00	1015 Avion Drive
22-055-00-010-00	1014 Avion Drive
22-055-00-011-00	1012 Avion Drive
22-055-00-012-00	1010 Avion Drive
22-055-00-013-00	1008 Avion Drive
22-055-00-014-00	1006 Avion Drive

## Exhibit A

22-055-00-015-00	1004 Avion Drive
22-055-00-016-00	1002 Avion Drive
22-055-00-017-00	1000 Avion Drive
22-055-00-018-00	1000 Bonanza Lane
22-055-00-031-00	1043 Bonanza Lane
22-055-00-032-00	1045 Bonanza Lane
22-055-00-033-01	1047 Bonanza Lane
22-055-00-035-00	1051 Bonanza Lane
22-055-00-036-00	1053 Bonanza Lane
22-055-00-037-00	1055 Bonanza Lane
22-055-00-038-00	1057 Bonanza Lane
22-055-00-039-00	1059 Bonanza Lane
22-055-00-040-00	1020 Campo Court
22-055-00-041-00	1018 Campo Court
22-055-00-042-00	1016 Campo Court
22-055-00-043-00	1014 Campo Court
22-055-00-044-00	1012 Campo Court
22-055-00-045-00	1010 Campo Court
22-055-00-046-01	1008 Campo Court
22-055-00-048-00	1004 Campo Court
22-055-00-049-00	1002 Campo Court
22-055-00-050-00	1000 Campo Court
22-055-00-051-00	1096 Queens Way
22-065-00-123-00	1000 Sandtrap Drive
22-065-00-124-00	1002 Sandtrap Drive
22-065-00-125-00	1004 Sandtrap Drive
22-065-00-126-00	1006 Sandtrap Drive
22-065-00-127-00	1008 Sandtrap Drive
22-065-00-129-01	1012 Sandtrap Drive
22-065-00-130-01	1014 Sandtrap Drive
22-065-00-131-00	1016 Sandtrap Drive
22-065-00-132-00	475 N Coldwater Road
22-065-00-133-00	1020 Sandtrap Drive
22-065-00-134-00	1021 Sandtrap Drive
22-065-00-135-01	1019 Sandtrap Drive
22-065-00-137-01	1015 Sandtrap Drive
22-065-00-140-00	1009 Sandtrap Drive



## Exhibit A

22-065-00-141-00	1007 Sandtrap Drive
22-065-00-142-00	1005 Sandtrap Drive
22-065-00-143-00	1003 Sandtrap Drive
22-065-00-144-00	1001 Sandtrap Drive
22-065-00-146-00	1006 Clubhouse Drive

### **1258.05 Site Development Standards**

Site development restrictions shall exist on any parcel which is shown to be within an identified hazard zone as determined by MDOT. The limitations to the development of structures and/or the establishment of uses shall only be applicable to areas of parcels which are shown to be covered by an applicable overlay zone on the map attached hereto as Appendix A.

For parcels impacted by more than 1 overlay zone, development on said parcel shall be regulated by the applicable overlay zone for that specific area of the parcel. For parcels which are not entirely impacted by an overlay zone(s), the unimpacted area of said parcel shall not be limited by this Chapter. Development shall be regulated and restricted within the following Zoning Districts based on the applicable hazard zone as follows:

#### **1. Lake Residential-1**

- a. Development within Hazard Zone 1 shall be restricted as follows:
  1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 18 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 14 feet.
  2. Land Use Restrictions
    - a.) Permitted Land Uses shall be limited to detached single-family dwellings.
    - b.) Special Land Uses shall be limited to Golf Course areas which are free from structures.
    - c.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
    - d.) Exterior lighting is required to be shielded and fully directed downward.
- b. Development within Hazard Zone 2 shall be restricted as follows:

## Exhibit A

1. Height Restrictions
  - a.) Primary structures shall be limited in height from grade to peak to no more than 24 feet.
  - b.) Accessory structures shall be limited in height from grade to peak to no more than 16 feet.
2. Land Use Restrictions
  - a.) Permitted Land Uses shall be limited to detached single-family dwellings.
  - b.) Special Land Uses shall be limited to Golf Course areas which are free from structures.
  - c.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
  - d.) Exterior lighting is required to be shielded and fully directed downward.
- c. Development within Hazard Zone 3 shall be restricted as follows:
  1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 28 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 18 feet.
  2. Land Use Restrictions
    - a.) Permitted Land Uses shall be limited to detached single-family dwellings.
    - b.) Special Land Uses shall be limited to Golf Course areas which are free from structures.
    - c.) Exterior lighting is required to be shielded and fully directed downward.
- d. Development within Hazard Zone 4 shall be restricted as follows:
  1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 28 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 18 feet.
  2. Land Use Restrictions
    - a.) Permitted Land Uses shall be limited to detached single-family dwellings.

## Exhibit A

- b.) Special Land Uses shall be limited to Private Parks, provided such areas impacted by Hazard Zone 4 are free from structures, and areas do not have features (beaches, ball fields, playgrounds...) which would cause people to gather in excess of 75 people per acre.
- c.) Exterior lighting is required to be shielded and fully directed downward.
- e. Development within Hazard Zone 5 shall be restricted as follows:
  - 1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 24 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 16 feet.
  - 2. Land Use Restrictions
    - a.) Permitted Land Uses shall be limited to detached single-family dwellings.
    - b.) Special Land Uses shall be limited to Golf Course areas which are free from structures.
    - c.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
    - d.) Exterior lighting is required to be shielded and fully directed downward.

### **2. Lake Residential-3**

- a. Development within Hazard Zone 2 shall be restricted as follows:
  - 1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 24 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 16 feet.
  - 2. Land Use Restrictions
    - a.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
    - b.) Exterior lighting is required to be shielded and fully directed downward.

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- c.) Dwelling units shall be limited to not more than 1 unit per every full half-acre.
  - d.) Areas of a larger development of which a portion of the total development falls within Hazard Zone 2 should be designed so that the use of this area of the development is for parking areas and other non-dwelling areas.
  - e.) Landscaping shall be restricted to plantings which at their normal mature height do not normally exceed 20 feet.
- b. Development within Hazard Zone 3 shall be restricted as follows:
- 1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 28 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 18 feet.
  - 2. Land Use Restrictions
    - a.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
    - b.) Exterior lighting is required to be shielded and fully directed downward.
    - c.) Dwelling units shall be limited to not more than 4 units per every full half-acre.
- 3. Airport Residential**
- a. Development within Hazard Zone 5 shall be restricted as follows:
    - 1. Height Restrictions
      - a.) Primary structures shall be limited in height from grade to peak to no more than 24 feet.
      - b.) Accessory structures shall be limited in height from grade to peak to no more than 16 feet.
    - 2. Land Use Restrictions
      - a.) Permitted Land Uses shall be limited to detached single-family dwellings.
      - b.) Special Land Uses shall be limited to Private Aircraft Hangars **and Self-Service Storage Facilities.**

## Exhibit A

- c.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
- d.) Exterior lighting is required to be shielded and fully directed downward.

### **4. Airport Commercial**

- a. Development within Hazard Zone 5 shall be restricted as follows:
  1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 24 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 16 feet.
  2. Land Use Restrictions
    - a.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
    - b.) Exterior lighting is required to be shielded and fully directed downward.

### **5. East Coldwater Business**

- a. Development within Hazard Zone 5 shall be restricted as follows:
  1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 24 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 16 feet.
  2. Land Use Restrictions
    - a.) All land uses shall be reviewed and approved only as a Special Land Use.
    - b.) Land uses which may be reviewed and approved as a Special Land Use are limited to the following:
      - Business Office
      - Financial Institutions
      - Lumberyards
      - Motor Vehicle Sales
      - RV, Trailer, Watercraft Service & Storage

## Exhibit A

- Self-Service Storage Facilities
- c.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
- d.) Exterior lighting is required to be shielded and fully directed downward.
- e.) Landscaping shall be restricted to plantings which at their normal mature height do not normally exceed 20 feet.

### **6. West Coldwater Business**

- a. Development within Hazard Zone 5 shall be restricted as follows:
  1. Height Restrictions
    - a.) Primary structures shall be limited in height from grade to peak to no more than 24 feet.
    - b.) Accessory structures shall be limited in height from grade to peak to no more than 16 feet.
  2. Land Use Restrictions
    - a.) All land uses shall be reviewed and approved only as a Special Land Use.
    - b.) Land uses which may be reviewed and approved as a Special Land Use are limited to the following:
      - Business Office
      - Golf Courses
      - Motor Vehicle Sales
    - c.) During the site development process, all structures shall be shifted away from the runway centerline to the maximum extent possible on the parcel.
    - d.) Exterior lighting is required to be shielded and fully directed downward.
    - e.) Landscaping shall be restricted to plantings which at their normal mature height do not normally exceed 20 feet.

### **7. Open Space Recreational**

- a. Development within Hazard Zone 3 shall be restricted as follows:
  1. Height Restrictions
    - a.) Structures shall be limited in height from grade to peak to no more than 24 feet.

## Exhibit A

2. Land Use Restrictions
  - a.) Open air areas of parcels which fall under Hazard Zone 4 shall not have features (beaches, ball fields, playgrounds...) which would cause people to gather in excess of 75 people per acre.
  - b.) Exterior lighting is required to be shielded and fully directed downward.
- b. Development within Hazard Zone 4 shall be restricted as follows:
  1. Land Use Restrictions
    - a.) Structures are not permitted on areas of parcels which are covered by Hazard Zone 4, all structures must be located elsewhere on the parcel. Open air areas of parcels which fall under Hazard Zone 4 shall not have features (beaches, ball fields, playgrounds...) which would cause people to gather in excess of 75 people per acre.
    - b.) Exterior lighting is required to be shielded and fully directed downward.
- c. Development within Hazard Zone 5 shall be restricted as follows:
  1. Land Use Restrictions
    - a.) Structures are not permitted on areas of parcels which are covered by Hazard Zone 5, all structures must be located elsewhere on the parcel.

Exhibit A

Appendix 1 – Overlay Map

