

The meeting was called to order at 7 PM by Chairman Dave McGrath and the Pledge of Allegiance was recited.

**Members Present:** Laraway, Grey, Schofield, Preuss, Simon, Tafreshi, and McGrath  
**Members Excused:** None

A motion was by Schofield, seconded by Laraway, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

A motion was made by Laraway, seconded by Tafreshi, to approve the minutes of the June 13<sup>th</sup> meeting as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

**Reports:**

- **Chairman:** None
- **Village Manager:** Wolff thanked everyone who supported the fireworks. He discussed the record flooding of June 23-24. He discussed permit activity, and also brought to the attention of the Planning Commission a concern he has with the zoning code. Specifically, when the Baseline Septic Criteria document is approved, it will open up the ability to build houses on Channel Drive, Channel Drive West, and Northveiw. He stated that when looking at these lots it would appear that they are small, even by Lake Isabella standards. He suggested that an overlay district be created to allow the lots in this area to build to the standards allowed for a single T-lot.
- **Village Council:** Grey discussed the June Village Council meeting. He discussed the Council's approval to begin litigation against the owner of 1027 Siesta Lane as the structure has been condemned. He also discussed a request to install a speed bump on Cordoba Lane. He stated that the Council approved the 2017-18 Budget at the June meeting.

**Public Hearings:** None

**Public Comment:**

- Mike Scherba of Isabella Vista stated that he though the company who did the crack sealing last year did a good job.

**Existing Business:**

1. **Proposed Ordinance 2017-02**

The Planning Commission continued its review of the various uses listed in the draft. The Planning Commission reviewed the following numbered uses in the ordinance:

20: No changes were made.

21: No changes were made.

22: No changes were made.

23: No changes were made.

- 24: No changes were made.
- 25: No changes were made.
- 26: No changes were made.
- 27: No changes were made.
- 28: No changes were made.
- 29: No changes were made. A discussion was had regarding the need to maybe amend the hour at which a Daycare could begin accepting children based on any future changes with school start times. Wolff suggested that if the school start time does change, the Planning Commission could enact a blanket approval for all Daycares to start earlier during the school year.
- 30: No changes were made. A discussion was had regarding whether to allow Duplexes in the LR-2 area. After discussion the Planning Commission did not seek out a change to the draft to allow duplexes in that zoning district.
- 31: No changes were made.
- 32: No changes were made.
- 33: A clause from the development standards for Asphalt Plant was included to require that noise, odors, sound, and other issues may not leave the site.
- 34: No changes were made.
- 35: The Planning Commission discussed which districts to allow Gas Stations in. After discussion the Planning Commission listed Gas Stations as a S2 approval in the ECBD. There was discussion about allowing a convenience store in the C-1 District to sell fuel from an above ground tank. Wolff stated he would work on that using the definition of Filling Station for the Planning Commission to review next month.
- Wolff also stated that he had thought about the request from Mr. Fiorillo last month, and that if the Planning Commission wanted to address his request the best idea he has had so far was to call it a "Lodge" and make that an accessory use.
- Schofield stated that whatever was done should not open the Village up to short-term rentals.

**Public Comment:**

- Mike Scherba of Isabella Vista stated he didn't feel duplexes would be a good option in the LR-2 area, but would be along the golf course.

With no further business, the Planning Commission adjourned at 8:39 PM.

[Approved 8/8/17] *Jeffrey P. Grey*

Jeff Grey  
Village Clerk