

The meeting was called to order at 7 PM by Member Schofield and the Pledge of Allegiance was recited.

**Members Present:** Tafreshi, Grey, Schofield, Preuss  
**Members Excused:** Laraway, McGrath, and Simon

A motion was by Grey, seconded by Tafreshi, to approve the Agenda as presented.  
VOICE VOTE: MOTION CARRIED 4-0-0.

A motion was made by Grey, seconded by Preuss, to approve the minutes of the July meeting as presented. VOICE VOTE: MOTION CARRIED 4-0-0.

**Election of Officers:**

A motion was made by Grey, seconded by Tafreshi, to keep the current slate of officers for 2017-18, which are as follows:

- Chairman – Dave McGrath
- Vice-Chair – Robert Laraway
- Secretary – Tim Wolff
- ZBA Member – Dave McGrath

VOICE VOTE: MOTION CARRIED 4-0-0.

**Reports:**

- Chairman: None
- Village Manager: Wolff presented the Village's new website to the Planning Commission.
- Village Council: Grey discussed the Work Session and Council meeting in July. He discussed the request for a speed bump on Cordoba Lane, discussion on moving to a single-hauler for trash service in the village, and the Baseline Septic Criteria for Lake Isabella South and Lake Isabella Golf Estates #2.

**Public Hearings:** None

**Public Comment:**

- Mike Fiorillo of Coldwater Road asked the Planning Commission to consider changes to the proposed use criteria for a Wedding Venue when it got to that point in reviewing the draft of Proposed Ordinance 2017-02. He asked that the requirement for a permanent bathroom be removed, and also that the minimum parcel size be reduced from 5 acres to 3. He stated that he would like to invest into a three-sided pavilion as the permanent venue, and would be using portable restrooms for events. He also asked if any further consideration has been made regarding his request for a lodging use at his parcel.

## **Existing Business:**

### 1. Proposed Ordinance 2017-02

The Planning Commission continued its review of the various uses listed in the draft ordinance. It reviewed the following proposed uses listed numerically between 36 and 74. The Planning Commission had discussion ~~was had~~ on the following items:

- Grey questioned whether there should be greater clarity regarding parking for the Golf Course. He discussed concerns he has with people parking into Fairway Drive. Wolff stated that the parking issue on Fairway Drive is more of a street issue, and not something to address in zoning.
- A typo was corrected in the Group Home uses.
- Further discussion on kennel regulations was postponed until after the Village Council acts on proposed ordinance 2017-04.
- Hotel/Motel was reviewed and the district schedule set as S2 for both ECB and WCB.
- For Outdoor Recreation Centers, it was clarified that the distance proposed is in feet. It was also added that sound should not leave the site.
- For Racetracks, it was added that sound shall not leave the site.
- The ability to place a Drive-thru Restaurant in the WCB was struck.
- The Planning Commission had a discussion about Roadside Stands. The Planning Commission reviewed the definition and asked that the requirement that items be grown on-site be removed, and the clause prohibiting space inside for customers be struck as well. The Planning Commission asked for the regulations to address differences between permanent stands versus temporary or seasonal stands.

The Planning then reviewed staff's work on addressing two citizen requests regarding future development ideas on their respective properties. Wolff presented a proposed definition of "Lodge" and use criteria to address the request of Mike Fiorillo.

The Planning Commission discussed whether or not it would be better suited to rezone the Fiorillo's property to either LR-3 or a create a new mixed-use district that would be appropriate for his property and Mike Scherba's property at Bundy and Queens Way. Wolff stated that it might be best to do so based on the nature of the requests and what impact it might have if left in the LR-1 zoning district. He noted that it might require the Future Land Use Map of the Master Plan to be amended as it shows Mr. Fiorillo's area as "detached single-family."

Wolff then presented a definition and proposed use criteria for a "Filling Station" to address the request of Mike Scherba. The Planning Commission received that and did not further review it at the meeting due to time limitations.

2. Proposed Ordinance 2017-03

The Planning Commission received a draft ordinance that, if adopted, would create an overlay zoning district in the area of Channel Drive, Channel Drive West, Clubhouse Drive, and Northview Drive in the plat of Lake Isabella Golf Estates #2. The proposed overlay district would amend four site development requirements in the underlying LR-1 zoning district. Wolff stated that his hope is that by providing greater flexibility, it will make it easier for people to develop these lots once they become buildable. He stated that due to the size of the lots and documented soil conditions, it is believed that this area will likely see alternative on-site septic systems developed which may require more room than conventional systems. A public hearing was set for the September meeting.

**New Business:**

1. Proposed Ordinance 2017-05

The Planning Commission received a draft ordinance that, if adopted, would clarify the terms "Manufactured Home" and "Modular Home" in the zoning code. A public hearing was scheduled for the September meeting.

**Public Comment:** None

With no further business, the Planning Commission adjourned at 8:52 PM.

[Approved 9-12-2017]

*Jeffrey P. Grey*

Jeff Grey  
Village Clerk