

Village of Lake Isabella
Planning Commission **DRAFT** Minutes
Regular Meeting – October 10, 2017

1010 Clubhouse Drive
Lake Isabella, MI, 48893
989.644.8654

The Meeting was called to order at 7:00 PM by Chairman McGrath. The Pledge of Allegiance was recited by all in attendance.

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

Members Absent: None

The Chair called for any changes to the Agenda. Seeing none, he ruled that the Agenda was accepted as presented without objection.

There was a correction to the August 8, 2017 minutes. A motion was made by Tafreshi, seconded by Simon, to approve the corrected August minutes. VOICE VOTE: MOTION CARRIED 7-0-0.

Reports:

- Chairman: None
- Manager: Briefly discussed Code Enforcement and street work.
- Village Council: Grey discussed the continued work on looking at a Single-hauler Ordinance for trash pick-up.

Public Hearings:

1. Proposed Ordinance 2017-02; Land Use Development Site Criteria

McGrath opened a Public Hearing at 7:13 PM.

Public Comments:

- Paul Cueny asked that the Planning Commission have an open discussion regarding the use and location of hangars around the airport as several people were there to discuss that issue. He also stated that he feels the minimum size for a Wedding Venue should be 5 acres.
- Mike Fiorillo asked that under the proposed use of a “Lodge” a 100 square room be allowed for 2 people. He stated he has two small rooms on the third floor of his house he would like to rent if he is ever approved as a Lodge.
- Charles Kiel stated that he feels that the ordinance should allow for more storage around the airport, and that people are using most of the hangars over there for storage and there is still a need for more.
- Bob Rau asked if the zoning around the airport was being changed. He stated he does not like people commercially storing items for other people in their hangars. He also stated that hangars should not be allowed where people do not have access to the runway.
- Dave Shoemaker objected to the proposed requirement that a hangar have a hard-surfaced floor. He discussed how that impacts the cost for anyone who wanted to build

- one and use it for storage. He asked if somebody wanted to get a permit without having to do a hard-surface floor would they need to pull one before this ordinance is adopted?
- Laraway replied to Mr. Shoemaker. He stated that he supports having a hard-surfaced floor as it protects the groundwater. Preuss stated he agreed with Laraway.
 - Wolff replied to Mr. Rau. He stated that the issue the Village faces is that the zoning ordinance was originally adopted with wording that only regulated the construction of hangars and not the use of such. The wording originally adopted was open-ended as to what could happen inside a hangar and that if the owner of a hangar is storing his own items and allows others to store inside the building that was not prohibited under the originally adopted ordinance. Wolff also stated that the Village proposed a solution about 2 years ago that would have restricted properties on the runway to no storage use, allowed commercial storage on the loop between Bonanza and Avion, and restriction hangars north of Bonanza. However, there were no interests in and around the airport which supported the Village making such changes.

McGrath closed the Public Hearing at 7:24 PM.

Planning Commission Discussion:

Grey stated that he supports removing the requirement for a hard-surfaced floor when it comes hangars.

Laraway disagreed and pointed out the importance of ensuring drinking wells are safe.

Preuss stated that if the floors under a hangar were not hard-surfaced they would need some type of barrier.

The Planning Commission discussed the long-term use of the airport. Concerns were voiced about a future where there was no longer any interest in property owners to use it as an airport.

The Planning Commission made the following changes to the draft:

- Pg. 2 The definition for “Filling Station” was amended to clarify that the sale of fuel was for off-site use.
- Pg. 3 The proposed definition change to “State Licensed Mobile Home Parks” was deleted.
- Pg. 16 The Planning Commission discussed the flooring requirements for private hangars. After discussion it was agreed that the Village Council should address this matter and to forward the draft to them knowing that they would have to address the issue of hangar use and storage around the airport.
- Pg. 42 The Planning Commission discussed Mr. Fiorillo’s request for lodging at his property. Concerns were voiced by the Planning Commission about allowing guests on the 2nd and 3rd floors due to the lack of escape options in the event of a fire.

The Planning Commission discussed the Village’s prohibition of short-term rentals. The Planning Commission felt that this issue should be reviewed by the Village Council and that the Council should make any necessary changes to comply with the Village’s Rental License ordinance before adoption.

Pg. 55 The limitation for Retail Establishments to only sell goods made on-site at their on-site location was removed.

Pg. 56 It was clarified that the use defined was the Outdoor Storage of RVs, Boats, and Trailers.

Pg. 66 It was confirmed that the Planning Commission reduced the minimum parcel size for a Wedding Venue to 3 acres.

Pg. 72 The review process was changed to include the designee of the Chair, and not just the Chair.

A motion was made by Laraway, seconded by Grey, to recommend Proposed Ordinance 2017-02 to the Village Council for adoption. VOICE VOTE: 7-0-0, MOTION CARRIED UNANIMOUSLY.

Public Comments:

- Paul Cueny thanked the Planning Commission for its work on Proposed Ordinance 2017-02.
- Dave Shoemaker stated that allowing hangars to have a dirt or shale floor should be sufficient.

Existing Business:

1. Proposed Ordinance 2017-03; Golf Estates II Chalet Overlay District

Member Preuss excused himself from discussion or participation due to the potential of a Conflict of Interest and the past approval of the remaining members of the Planning Commission to be excused from this item of business.

Wolff presented the revised draft of Proposed Ordinance 2017-03. Since the Public Hearing at last month's meeting revisions to the draft were made that impacted the proposed Overlay District in the following ways:

- Limited the ability to use the modified development conditions to parcels of only a single-lot as originally platted.
- Increasing the minimum required dwelling size from 840 square feet to 1,000 square feet to be consistent with the Building & Use Restrictions for the plat.
- The addition of several design requirements for new single-family homes which are developed that have opted-in to the Overlay District.

The Planning Commission received an email from Galen Voss regarding the proposed design requirements. The email discussed the issue of 6 window trim in item "F". Mr. Voss stated that this requirement is not consistent with mainstream home design standards, and should be eliminated or reduced.

The Planning Commission reviewed the draft, and the email from Mr. Voss. After discussion the Planning Commission removed the Window Trim requirements under "F".

A motion was made by, Tafreshi, seconded by Grey, to recommend Proposed Ordinance 2017-03 to the Village Council for adoption. VOICE VOTE: 6-0-1 (with Preuss abstaining). MOTION CARRIED.

Public Comments:

- Mike Scherba also thanked the Planning Commission for its work on Proposed Ordinance 2017-02.
- Kim Fox discussed people using buildings near the airport for storage. He stated that if groundwater protection is a priority than any hard-surfaced floor should need to be sealed.

With no items of Business pending, the Planning Commission announced its intention to not have a meeting in the months of November and December unless there was a zoning application of some nature which required their review.

The meeting was adjourned at 8:38 PM.

X

Jeffrey P. Grey, Village Clerk