

Village of Lake Isabella  
Planning Commission Minutes  
Regular Meeting – January 16, 2018

1010 Clubhouse Drive  
Lake Isabella, MI, 48893  
989.644.8654

The Meeting was called to order at 7:01 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 October 10, 2017, minutes. A motion was made by Tafreshi, seconded by Laraway, to approve the corrected August minutes. VOICE VOTE: MOTION CARRIED 7-0-0.

**Reports:**

- **Chairman:** None
- **Manager:** Wolff discussed the Time of Transfer program that recently went into effect for well and septic systems. He also discussed the need to review what is meant by “overlapping frontage” for garages across the street.
- **Village Council:** Grey discussed the work done on the Baseline Septic System Criteria (BSSC). It was discussed that the County Board of Public Works is scheduled to meet on January 25<sup>th</sup> to consider approving the BSSC. That is the last entity needed to approve the document before it would go into effect.

**Public Hearings:** None

**Public Comments:**

- Mike Fiorillo of Coldwater Road requested that the Planning Commission hold a public hearing in February to begin the process to conditionally rezone his property. Grey stated that the Village has an application on its website that people need to use as a Conditional Rezoning must be made by the landowner to the Village. The Village is prohibited by state law from imposing conditions; the conditions must be volunteered by the landowner. Wolff asked if the Planning Commission would entertain the application without the required fee of \$250. After discussion, the Planning Commission stated that the fee was needed to cover costs of the Village. Wolff stated the deadline to make the February meeting is to have an application submitted by January 24<sup>th</sup>.
- Brandon Wegener of Bonanza Lane requested that the Planning Commission craft a future land use ordinance for property near the airport in compliance with the Airpark Association’s Building & Use Restrictions.
- Bob Rau of Bonanza Lane also stated that he feels the Village’s regulations should be consistent with the Building & Use Restrictions for the Airport area.

- Tom Courser of Campo Court stated that he was in attendance as the Airport Manager to stay informed of what action may be taken regarding the land uses around the airport.

**Existing Business:**

1. Proposed Ordinance 2017-02; Land Use Approvals & Site Development Criteria (Returned from the Village Council)

The Planning Commission received Proposed Ordinance 2017-02 back from the Village Council. Wolff discussed the concerns voiced during the Council’s Public Hearing regarding compatible land uses near the airport and the adopted Airport Approach Plan (AAP). Wolff suggested that the best way to handle this is to deal with the airport zoning in a standalone ordinance and then modify the draft of 2017-02 to conform to the airport ordinance.

Wolff discussed that he would also like to get guidance from MDOT on what land uses would be viable under the AAP specifically with Zone 5. He stated that from a planning perspective hangars should not be allowed on the north side of Bonanza, but the Airport Zoning Act dictates that changes in zoning after an AAP is filed need to conform to the AAP.

Members of the Planning Commission stated that they would prefer to deal with this in 2 different ordinances.

**New Business:**

1. 2017 Planning & Zoning Annual Report

The Planning Commission received and reviewed the Annual Report prepared by Wolff. After review, the Planning Commission accepted the report and requested its submission to the Village Council.

2. 2018 Master Plan Update

The Planning Commission reviewed the proposed process and timeline for updating the Village’s Master Plan. Wolff recommended doing an online survey during February with results discussed at the Planning Commission’s March meeting.

The Planning Commission supported this plan. Wolff stated that he would work on a draft survey and send that out for people to review before putting it online.

3. Upcoming MAP Training Opportunities

Wolff reported to the Planning Commission on several up-coming training events that are being offered by the Michigan Association of Planning. Grey stated that he would like to attend the Site Plan Review Workshop on February 27<sup>th</sup>.

**Public Comments:** None

The meeting was adjourned at 8:10 PM.

X) Jeffrey P. Grey  
 Jeffrey P. Grey, Village Clerk