



1010 Clubhouse Drive
Lake Isabella, MI, 48893
989.644.8654
office@lakeisabellami.org
www.lakeisabellami.org

**Planning Commission
Regular Meeting Agenda**

**March 13, 2018
7:00 PM**

I. Call to Order & Pledge of Allegiance

II. Roll Call of Members: Robert Laraway Bill Preuss
Angela Schofield Farzad Tafreshi
Councilman Jeff Grey Mike Simon
Chairman Dave McGrath

III. Agenda Approval

IV. Approval of Minutes: February 13, 2018, Regular Meeting

V. Reports: 1. Chairman
2. Village Manager
• Site Plan Review Workshop Review
3. Village Council - None

VI. Public Hearings: None

VII. Public Comments

VIII. Existing Business:

1. Proposed Ordinance 2017-02; Land Use Approvals & Site Development Criteria (*Returned from Village Council*) & Proposed Ordinance 2018-02; Airport Hazard Overlay Zones Discussion/Review
- 2.

IX. New Business:

1. Detached Garage Design & Size Standards
- 2.

X. Public Comments

XI. Adjournment

Lake Isabella Planning Commission
February 13, 2018
Regular Meeting Minutes

1010 Clubhouse Drive
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989.644.8654

The meeting was called to order at 7:01 PM by Planning Commission Chairman Dave McGrath. The Pledge of Allegiance was recited by those in attendance.

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

A motion was made by Tafreshi, seconded by Preuss, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

A motion was made by Laraway, seconded by Tafreshi, to approve the minutes of the January meeting as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

Chairman's Report: None

Village Manager's Report: Wolff supplied the Planning Commission with a written report in advance of the meeting. In the report, he submitted information on winter street maintenance for January, and also the "calls for service" handled by Isabella County Central Dispatch for Lake Isabella in 2017. Wolff also reported on the Agreement to amend the Building & Use Restrictions for Lake Isabella South and Lake Isabella Golf Estates #2. He stated that the agreement was approved by the Isabella County Board of Public Works in late January and has been recorded.

Grey thanked Wolff for his work on this project. He stated that he remembers years ago when previous members of the Planning Commission were adamant that the State would never agree to change the restrictions short of a sewer system, and he is very happy that those views were proven wrong.

Village Council Report: None

Public Hearings:

1. Proposed Ordinance 2018-01; Proposed Ordinance 2018-01, Conditional Rezoning Request for 565 N. Coldwater Road.

Chairman McGrath opened the Public Hearing at 7:08 PM.

Wolff provided a staff report to the Planning Commission to review regarding this application. He reminded the Planning Commission that conditions attached to a conditional rezoning must be offered by the Applicant, and may not be forced by the Village.

Mike Fiorillo and his daughter Sarah Fiorillo were present and are the Applicant for this request. Mr. Fiorillo stated that they are seeking a map amendment which would allow them to convert his existing home into a Bed & Breakfast. He stated that his home is a barn built around 1910 that he has converted into a

dwelling. In his opinion, he feels that there would be no negative impact on the community if he is allowed to operate a Bed & Breakfast at his property. He stated that the plan they are moving forward with would have the entire home being rented out at one-time, and not individual rooms.

Sarah Fiorillo discussed the plans to host the site on Airbnb. She stated that they plan to use this company as their host and booking partner as they have \$1,000,000 in property and liability coverage. She also stated that they plan to have somebody at the property whenever a guest is present.

Laraway asked about plans for an emergency escape from the 3rd-floor guest rooms. Mike Fiorillo said the plans are for them to use the stairs inside the dwelling, and to convert the windows in those rooms to suitable windows to meet the requirements of the residential fire code.

Grey asked if each the bedrooms on the upper floor would have at least 100 square feet. Mike Fiorillo stated that they would have at least 100 square feet.

Laraway asked if there any ADA issues that he would need to address. Mike Fiorillo stated that he was unaware of any action he would need to take regarding the ADA.

Public Comment: None

McGrath closed the Public Hearing at 7:16 PM.

A motion was made by Grey, seconded by Tafreshi, to recommend Proposed Ordinance 2018-01 to the Village Council. VOICE VOTE; YEAS: Grey, Tafreshi, Preuss, & McGrath; NAYS: Laraway. MOTION CARRIED 4-1-0.

2. Proposed Special Land Use 2018-01; Proposed Accessory Structure 1179 Queens Way

Chairman McGrath opened the Public Hearing at 7:27 PM.

Wolff provided a staff report to the Planning Commission to review regarding the application.

The Applicant, Jerred Peterson, was present and discussed the project he would like to pursue. He would like to build a detached garage across the street from his dwelling at 1179 Queens Way. The footprint of the structure would be 1,280 ft² and have three doors facing Queens Way. He said he would like to store his RV, golf cart, and other personal items inside the garage. He stated that the location they selected was done so to work around the large oak trees on the lot.

Grey asked if he was planning on using the overhang on the back of the structure to store items. The Applicant stated that the area under the overhang was planned to be used as a sitting area.

The Applicant stated that he is planning on having windows on the front of the building either in the doors or above the two smaller doors. He asked about the ability to exceed 1,280 ft². Wolff stated that as the Zoning Administrator he would not be able to approve a permit in excess of that size unless a variance was obtained from the ZBA.

McGrath asked if there was any living space planned for inside the structure? The Applicant stated that there would be no living space inside, just personal storage.

Public Comment:

- Deb Stanton of Granada Court stated she was encouraged by the changes made by the Village in allowing garages to be built across the street from homes.
- Mike Scherba of Isabella Vista questioned the size of the proposed overhang on the rear of the building, and stated he feels this area should be factored into the square footage.

Grey asked the Applicant about the overhang. The Applicant stated that he was unsure but would likely be between 6 and 10 feet based on what his builder is able to design.

Wolff explained again that the Village's ordinance only factors into consideration the footprint of the structure. He stated that there is an illustration which shows how this term is to be applied in the review process, and that is where the structure is physically connected to the ground.

McGrath closed the Public Hearing at 7:42 PM.

A motion was made by Tafreshi, seconded by Laraway, to conditionally approve proposed Special Land Use 2018-01 with the following conditions:

1. A new floor plan is submitted which has the required offset of at least 4 feet if there is façade facing Queens Way greater than 30 feet in length.
2. New drawings are submitted which show the correct roof, including the height from grade to peak.
3. New drawings are submitted showing the exterior finishes of windows, doors, other elements, or required landscaping along the side walls.
4. A deed naming the Village of Lake Isabella as a party to enforce and prevent decoupling is submitted and approved that combines lot 544 and 578. Lot 579 will need to be included as well if the Applicant is not planning to keep the required minimum side yard between lots 578/579.
5. Any light fixtures which are placed more than 10' above grade be shielded and all light directed downward so that the light source is obstructed from direct view.
6. The use of the Accessory Structure shall be limited to the personal storage of the resident of 1179 Queens Way, and may not be used to operate a Home Occupation as defined in the zoning code or other business without seeking additional approvals from the Village.
7. The Zoning Administrator is authorized to issue a zoning permit when the above items are satisfied for a single-story Accessory Structure with a footprint not to exceed 1,280 ft².

VOICE VOTE: MOTION CARRIED 5-0-0.

3. Proposed Special Land Use 2018-02; Proposed Accessory Structure 1052 Lincoln Drive

McGrath opened the Public Hearing at 7:45 PM.

Wolff provided a staff report to the Planning Commission to review regarding the application.

The Applicant, Brent Peavey, was present to discuss his development plans with the Planning Commission. The Applicant would like to construct a detached garage of 1,280 ft².

Wolff explained that the Zoning Code allows for a “by right” size for detached garages of 1,088 ft², and on properties under 2 acres in size a Special Land Use size of 1,280 ft².

Grey asked the Applicant about any plans for paving the driveway. The Applicant stated that it is his long-term plan to do so, but first is planning on paving the driveway to the house.

McGrath asked if there was any driveway planned between the detached garage and the home. The Applicant stated that there would only be a walkway between the two structures.

Grey asked if there was any living space planned for inside the detached garage. The Applicant stated that there would be no living space, but may look to install a bathroom at some point in the future.

The exterior finish of the structure facing Lincoln Drive was discussed. It was noted that the Applicant’s drawings do not show the required offset on the façade of at least 4 feet due to the length of the wall being over 30 feet, and there does not appear to be the required two features on that façade.

Public Comments: None

A motion was made by Laraway, seconded by Tafreshi, to conditionally approve proposed Special Land Use 2018-02 with the following conditions:

1. A new floor plan is submitted which has the required offset of 4 feet if there is façade facing Queens Way greater than 30 feet in length.
2. New drawings are submitted showing the exterior finishes of windows, doors, other elements, or landscaping discussed and agreed to between the Applicant and Planning Commission. This drawing should also include the total height of the structure from grade to peak.
3. A deed naming the Village of Lake Isabella as a party to enforce and prevent decoupling is submitted and approved that combines lots 268, 270, 271, & 272.
4. Any light fixtures which are placed more than 10’ above grade be shielded and all light directed downward so that the light source is obstructed from direct view.

5. The use of the Accessory Structure shall be limited to the personal storage of the resident of 1052 Lincoln Drive, and may not be used for commercial storage purposes or other business activity without first seeking and obtaining additional approvals from the Village.
6. The Zoning Administrator is authorized to issue a zoning permit when the above items are satisfied for a single-story Accessory Structure with a footprint not to exceed 1,280 ft².

VOICE VOTE: MOTION CARRIED 5-0-0.

Public Comments:

- Brandon Wegener of Bonanza Lane spoke about Proposed Ordinance 2018-02. He stated that he was opposed to “self-service storage facilities” being located in the Airport Residential District. He stated that it was in conflict with the plat’s Building & Use Restrictions and that it was not fair for that use to be allowed in the Airport Residential District but not in the other residential zones.

Existing Business:

1. Proposed Ordinance 2018-02; Airport Hazard Area Overlay Zones

Wolff reviewed the rough draft he has prepared to address the Airport Approach Plan in the zoning code. The draft presented creates an overlay district of the various hazard areas. Within each hazard zone restrictions are broken down by zoning district to limit height and use provisions.

Wolff stated that the land uses he based on the restrictions on were taken from the list of Proposed Ordinance 2017-02. He suggested that the March meeting be devoted to looking at these two proposed ordinances and then hopefully having them ready for a Public Hearing in April.

He also discussed that he had reached out to the Sheriff on allowing aircraft to access the runway via Bonanza Lane. The conclusion from the Sheriff’s review of the issue is that an aircraft could cross a public right-of-way to get from one side of the road to the other, but could not be driven down the road.

Based on this information, it was discussed whether it was appropriate to continue to allow hangars to be developed in areas where aircraft could not access the runway. Wolff suggested that this issue be part of the discussion in March.

New Business:

1. Overlapping Frontage / Garage Across the Street Discussion

The Planning Commission reviewed and discussed the results of the survey taken by the Planning Commission and Village Council. Several concerns were discussed regarding the current lack of guidance on how to determine overlapping frontage. It was discussed that there might need to be created a list which shows matching pairs on cul-de-sacs. There was additional discussion about limiting the distance between lots. Several members also discussed whether there should be wording which directs development to be located so that, if possible, there are overlapping frontages of the structures.

There was discussion regarding using side lot lines to help determine what is overlapping. One concern voiced was that for cul-de-sacs development is usually oriented toward the street and not side property lines.

Wolff suggested that he would seek some guidance from the Village attorney on whether the Planning Commission could be granted the authority to determine if two lots are overlapping based on any future changes to the ordinance. He stated he would report back to the Planning Commission at the next meeting.

Public Comments: None

With no further business, the meeting was adjourned at 8:58 PM.

X\

Jeffrey P. Grey
Village Clerk



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MARCH VILLAGE MANAGER'S REPORT

Department of Public Safety:

- No items to report.

Department of Public Works:

- We have not received our plowing invoice for February yet, but I do not anticipate it being very high. We are looking at areas which will need work done to address issues that came to light this winter. Starting with cleaning the ditch on Queens Way from Gilmore Park to the LIPOA Office.

Department of Community Development:

- Code Enforcement numbers are attached, we have not had a lot of cases yet this winter.
- 1 zoning permit has been issued this year (Peterson's garage approved last month).
- We've had several people come in and get information on permits for various projects, but no applications yet.
- The Master Plan survey is online for people to take.
- The requested letter was sent to Isabella County regarding concerns over tall structures impacting the airport is attached. The reply from the county is also attached.

Department of Community Services:

- This year there will be 4 seats on the Village Council and 5 seats for the Charter Commission that need to be elected in November. The deadline to file as a candidate to run is July 24th.
- The newsletter was mailed out in early March.

Other Items...

- I will be in Grand Rapids on March 15 for a training session on risk management.
- We will be closed on March 30 for Good Friday.
- I will be in Lansing on March 20-21 for the MML Capital Conference.



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February 16, 2018

Mr. Tim Nieporte
Director, Isabella County Community Development
200 N. Main Street
Mt. Pleasant, MI 48858

Dear Tim,

I am writing to you today to highlight a regulatory item that has been in place since 2007. In June of that year, the Village of Lake Isabella submitted copies of an approved Airport Approach Plan and FAR 77 map to Isabella County and any impacted surrounding townships (Sherman, Nottawa, Deerfield). These documents identify areas which are impacted by, and subject to, height and use restrictions which need to be accounted for in future land use changes and approvals due to the airspace around the Lake Isabella airport. These plans reflect the standards of the Michigan Department of Transportation and Federal Aviation Administration and when taken together create a regulatory foundation to ensure development is safe and compatible with our existing airport.

It has recently come to our attention through media reports that there is now the potential for development in these townships which could impact the airspace around our airport. Specifically, we have heard about a possible wind farm with several tall structures being considered in areas to the east of the airport. Upon reviewing the County's Ordinance governing this issue I found that there is no mention of proximity to an airport as a site consideration for the development of any tall structure. Additionally, there is no consideration given to basing an approval of a tall structure of any nature on whether the FAA determines that the structure is a hazard.

I would respectfully ask that any future amendment to the County's Ordinance address these concerns. It is our understanding that while the FAA will review whether or not a proposed tall structure is a hazard to airspace, the obligation to ensure any construction is allowed or denied based on the FAA's finding rests with the local unit of government. As the zoning for both Sherman and Nottawa Townships are under the authority of Isabella County, we feel that it would be prudent to include the FAA's determination as a condition that must be accounted for in the approval process for any tall structure into your ordinance as the obligation to adhere to the plan for these townships is the responsibility of Isabella County.

To date, we have not been contacted by anyone proposing to develop a tall structure in our vicinity, and are concerned that plans may be advanced in the near future that has

not taken into account the need to restrict development in a manner that ensures the airspace around our airport remains safe.

I would like to respectfully request that you share this correspondence with your Planning Commission, County Commissioners, and any individual or company seeking to develop a tall structure within the vicinity of our airport. We are happy to work with Isabella County in reviewing any development applications or in adding language to your zoning ordinance which addresses these concerns.

Sincerely,

Tim Wolff
Village Manager



COMMUNITY DEVELOPMENT
200 North Main, Mt. Pleasant, MI 48858

Phone: (989) 317-4061
Fax: (989) 775-6681

February 27, 2018

TIM WOLFF
VILLAGE MANAGER, LAKE ISABELLA
1010 CLUBHOUSE DR
LAKE ISABELLA MI 488893

RE: FAA NOTICE OF HAZARD TO AIR NAVIGATION

Mr. Wolff,

Thank you for your letter dated February 16, 2018 regarding concerns the Village of Lake Isabella has about tall structures potentially being built in proximity to the airport.

Staff and the Planning Commission are aware that buildings and structures of certain heights may negatively impact the navigable airspace associated with an airport. Previous approvals of buildings and structures which may impact navigable airspace have been stipulated that the applicant provide a "*Determination of No Hazard to Air Navigation from the Federal Aviation Administration (FAA)*."

The Isabella County Zoning Ordinance has requirements specific to Wind Energy Conservation Systems (WECS), a.k.a. wind turbines, to be compliant with "*all State and Federal regulations*." (Section 12.05 QQ 3) and they comply with "*Federal Aviation Administration requirements,...the Michigan Tall Structures Act (PA 259 of 1959) and any local jurisdiction airport overlay zone regulations*" (Section 12.-5 QQ 10).

These requirements ensure applicants are providing proper notice to the FAA in the event of proximity to navigable airspace. By stipulating an approval that an applicant receive a "*Determination of No Hazard to Air Navigation*" from the FAA, the County is actively working to protect navigable airspace in the event an applicant receives a "*Notice of Presumed Hazard*" from the FAA.

An established process by staff is to utilize the FAAs online notice criteria tool when a proposal is submitted which may impact navigable airspace. The County is currently in the process of creating a GIS layer which will enable staff to assist applicants in determining if they are required to file a notice with the FAA. This filing requirement is based upon project location and proposed height of the building or structure. The GIS layer is being built using the filing requirements found in Part 77 of the Code of Federal Regulations - Safe, Efficient Use, and Preservation of the Navigable Airspace.

An example of this was seen late last year in a proposal to construct a building immediately adjacent to an airport. Upon filing with the FAA, the applicant received a notice of presumed hazard. Because of the stipulation that the applicant receive a **determination of no hazard to**

air navigation was in place, the applicant implemented remediation practices and subsequently received a determination of no hazard to air navigation from the FAA prior to a zoning permit being issued by our office.

If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy A. Nieporte". The signature is fluid and cursive, with the first name being the most prominent.

Timothy A. Nieporte
Community Development Director
Isabella County
989.317.4061
tnieporte@isabellacounty.org



Code Enforcement Summary Report

Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 01/01/2018 To 03/09/2018	From To	From To

CE Totals

	Total	Closed Cases	Open Cases
Totals	9	8	1

CE Cases by Employee

Employee	Total	Closed Cases	Open Cases
Wolff, Tim	9	8	1
Totals	9	8	1

CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
Animal - Dog License	0	0	0
Animal - Dog License Check	0	0	0
Animal - Dog Running at Large	0	0	0
Animal - Excessive Dogs	0	0	0
Animal - Inhumane Living Conditions	0	0	0
Animal - Nuisance Barking	0	0	0
Animal - Public Nuisance Vicious Dog	0	0	0
Animal - Wild Animal	0	0	0
Blight - Accumulation of Waste	5	5	0
Blight - Animal Waste	0	0	0
Blight - Blighted Structure	0	0	0
Blight - Broken Windows	0	0	0
Blight - Building Materials	0	0	0
Blight - Dangerous/Hazardous Structure	0	0	0
Blight - Deteriorated Structure	0	0	0
Blight - Firewood	0	0	0
Blight - Graffiti	0	0	0
Blight - Junk Vehicle	0	0	0
Blight - Junk/Inoperable Vehicle	3	3	0
Blight - Long Weeds/Grass	0	0	0
Blight - Outdoor Furniture	0	0	0
Blight - Parking in Yard	0	0	0

Blight - Possible Structure Collapse	0	0	0
Blight - Stock pile of Brush	0	0	0
Blight - Uncompleted Structure	0	0	0
Blight - Unfinished Excavation	0	0	0
Blight - Unhabitable Dwelling	0	0	0
Blight - Unlicensed Vehicle	0	0	0
Blight - Vehicle Repair	0	0	0
Blight - Window Treatments	0	0	0
Fireworks - Illegal Fireworks Use	0	0	0
Incident - Fire Dpt. Assist	0	0	0
Incident - General Assist	0	0	0
Incident - Traffic Accident	0	0	0
Incident - Tree Removal	0	0	0
Misc - Burning (Trash or other prohibited items)	1	1	0
Misc - House Number Display	0	0	0
Misc - Soliciting Without a License	0	0	0
Misc - Swimming Pool w/o Fence	0	0	0
Misc - Trespassing	0	0	0
Neighborhood Watch Patrol	0	0	0
Noise - Distrubing the Peace	0	0	0
Noise - Loud Music or TV	0	0	0
Noise - Sunday or Afterhours Construction	0	0	0
Outdoor Storage - Emergency Access	0	0	0
Outdoor Storage - Not Covered	0	0	0
Outdoor Storage - Screening/Yard	0	0	0
Rental - Annual Renewal	0	0	0
Rental - Fail to apply for rental license	0	0	0
Rental - Failed Rental Inspection	0	0	0
Rental - Occupancy Exceeds Allowed	0	0	0
Rental - Scheduled Inspection	0	0	0
Rental - Suspected Rental	0	0	0
Sign - Political Sign(s)	0	0	0
Sign - Sign Attached to Tree	0	0	0
Streets - Item for Sale in ROW	0	0	0
Streets - No Parking Violation	0	0	0
Streets - No Right of Way Permit	0	0	0
Streets - Obstructing by Parking	0	0	0
Streets - Overnight Parking	0	0	0
Streets - Snow Across Roadway	0	0	0

Streets - Temporary Parking Ban	0	0	0
Streets - Utility Wires in Trees	0	0	0
Trailer/RV - Excessive Number	0	0	0
Trailer/RV - For Sale 30+ Days	0	0	0
Trailer/RV - Semi-Truck Trailer	0	0	0
Trailer/RV - Storage Location	0	0	0
Trailer/RV - Unlicensed	0	0	0
Trailer/RV - Vacant Lot	0	0	0
Zoning - Accessory Structure <200' Setback	0	0	0
Zoning - Accessory Structure in Street Yard	0	0	0
Zoning - Accessory Structure No Permit	0	0	0
Zoning - Dumpster	0	0	0
Zoning - Exterior Improperly Finished	0	0	0
Zoning - Fencing W/I 35' of Lake/River	0	0	0
Zoning - Fencing Without Permit	0	0	0
Zoning - Illegal Camping	0	0	0
Zoning - Keeping of Livestock or Poultry	0	0	0
Zoning - Mobile Home Skirting	0	0	0
Zoning - Multi-Family in LR-2 District	0	0	0
Zoning - Multi-Family Use in LR-1	0	0	0
Zoning - No Zoning Permit	1	0	1
Zoning - Phosphate Fertilizer	0	0	0
Zoning - Structure Completion	0	0	0
Totals	10	9	1



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March 13, 2018 Planning Commission Meeting Agenda Memorandum

Agenda Item:	Existing Business #1
Submitted by:	Tim Wolff, Village Manager
Subject:	Ordinances 2018-02 & 2017-02

Discussion

Attached is the finalize draft of Proposed Ordinance 2018-02 which creates an overlay area for the various hazard zones impacted by the airport. Also attached for the purpose of this month's discussion are the following items:

- Proposed Land Use Matrix in Proposed Ordinance 2017-02
- Proposed Site Plan Process to include in Proposed Ordinance 2017-02
- Map of the area around the airport with two areas where, based on past discussions, I believe there to be the most interest in discussing what the proper land use classification.

For this month's meeting, it would be a good objective to address the following items and leave with Public Hearings scheduled on both Proposed Ordinance 2017-02 and 2018-02 next month.

1. Is Proposed Ordinance 2018-02 suitable to address the airport hazard overlay concerns?
2. Does Proposed Ordinance 2018-02 have suitable development regulations (bulk, height, setback, and use) to address the airport hazard overlay concerns?
3. Is the proposed Site Plan process what we want to incorporate into the ordinance?
4. Are any land use changes desired for the area around the airport either by district or permitted uses within the current districts?

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.

###

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 in the following manner with at least seven days elapsing between the publication of the public hearing for the Ordinance and the enactment by the Village Council at regular or special meeting of the Lake Isabella Council, offered by councilmember _____, and seconded by councilmember _____. Originally introduced by councilmember _____.

Planning Commission Introduction	February 13, 2018
Planning Commission Public Hearing	
Planning Commission Recommendation →	
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

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

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

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

Exhibit A

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

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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

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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

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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

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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. 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:
 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

Exhibit A

- 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.
 - 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.

Exhibit A

- 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.
 - 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

Exhibit A

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.
 - 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.

Exhibit A

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
 - 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.

Exhibit A

- 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

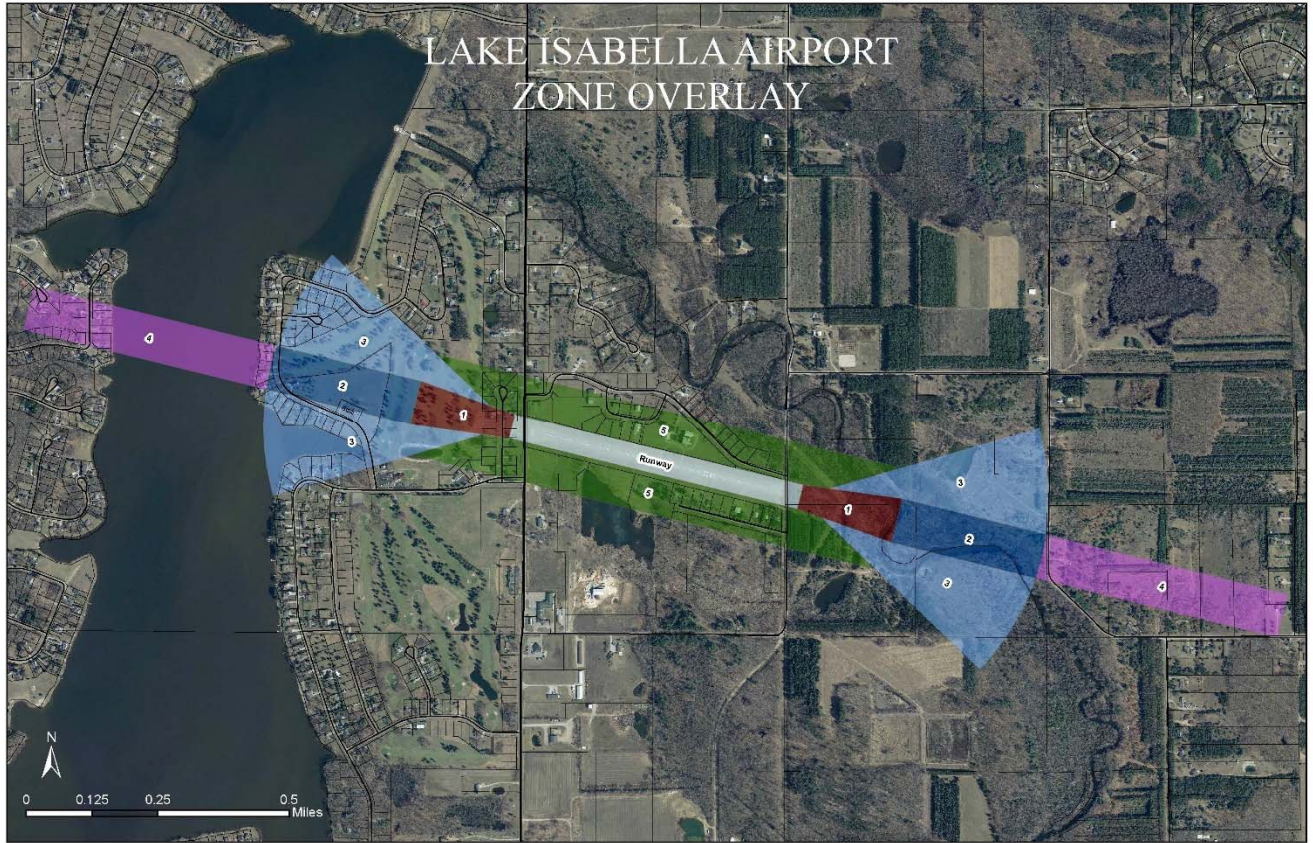
- a. Development within Hazard Zone 3 shall be restricted as follows:
 1. Height Restrictions
 - a.) Structures shall be limited in height from grade to peak to no more than 24 feet.
 2. Land Use Restrictions
 - a.) Open air areas of parcels which fall under Hazard Zone 4 shall not have features (beaches, 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.

Exhibit A

- 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



What is the Proper District?



- **Lots 2 – 9 (Inner loop of Avion Drive and Bonanza Lane)** * No lots have the ability to access the runway/airport
- **Lots 19 – 39 (North side of Bonanza Lane)** *Only lots 38 & 39 can access the runway/airport

EXHIBIT D

Article XII – Planning & Zoning Chapter 1260 – Permitted & Special Land Use Matrix

Adopted August 16, 2016 by Ordinance 2016-07

1260.01 Permitted & Special Land Use Matrix

Permitted and Special Land Uses defined in the zoning ordinance may be permitted only as allowed by the following table which identifies the various uses and districts of the zoning code.

Key: - = Not Permitted, P = Permitted by Right, S = Special Land Use

Use	Single-Family Districts			Multi-Family	Districts of Commerce			Industrial Districts			OSR
	LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	
Adult Entertainment Business	-	-	-	-	-	S3	-	-	-	-	-
Agricultural Labor Housing	-	-	-	-	-	-	-	-	-	S3	-
Agricultural Supply Establishment	-	-	-	-	-	S2	-	-	-	P	-
Aircraft Hangar, Commercial	-	-	-	-	-	-	-	S2	-	-	-
Aircraft Hangar, Private	-	-	P/S1	-	-	-	-	P	-	-	-
Airport	-	-	-	-	-	-	-	S3	S3	S3	-
Airport-related Uses	-	-	-	-	-	-	-	P	-	S2	-
Amusement Parks & Fairgrounds	-	-	-	-	-	-	-	-	S3	S3	-
Apartments	-	-	-	S1	S2	P/S2	P/S3	-	-	-	-
Asphalt/Concrete Plant	-	-	-	-	-	-	-	-	S3	-	-
Assisted/Independent Living Facilities	-	-	-	S2	S2	-	-	-	-	S2	-
Bars & Taverns	-	-	-	-	-	S2	S2	-	-	-	-
Boarding House	-	-	-	S3	-	-	-	-	-	S3	-
Boat Launch	-	-	-	-	-	-	-	-	-	-	P
Borrow Pit	-	-	-	-	-	-	-	-	S3	S3	-
Brewery	-	-	-	-	-	S2/S3	-	-	S2/S3	S2/S3	-
Brewpub	-	-	-	-	-	S2	S2	-	-	-	-
Bulk Fuel Storage Center	-	-	-	-	-	-	-	-	S2	S2	-
Business Office	-	-	-	S2	S1/S2	S1	P	-	-	-	-
Campground	-	-	-	-	-	-	-	-	-	S2	S2
Child Care Center	-	-	-	S2	S2	S2	S2	-	-	-	-
Commercial Agricultural Enterprise	-	-	-	-	-	-	-	-	-	S2	-
Commercial Excavator	-	-	-	-	-	-	-	-	S2	S1	-
Condominium	-	-	-	P	-	S2	-	-	-	-	-
Conservation Area	-	-	-	-	-	-	-	-	-	P	P
Consignment Store	-	-	-	-	-	P	-	-	-	-	-
Convenience Store	-	-	-	-	S2	P	P	-	-	-	-
Day Care Home, Family	P	P	P	-	P	P	-	-	-	P	-
Day Care Home, Group	S2	S2	-	-	S2	S2	-	-	-	S2	-
Duplex	-	-	-	P	S1	-	-	-	-	-	-
Filling Station	-	-	-	-	S2	S2	S2	-	S2	S2	S2
Financial Institutions	-	-	-	-	P	P	P	-	-	-	-
Flea Market	-	-	-	-	-	-	-	-	-	S3	-
Food Processing Plant	-	-	-	-	-	-	-	-	S3	S3	-

Use	Single-Family Districts			Multi-Family	Districts of Commerce			Industrial Districts			OSR
	LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	
Funeral Parlor & Mortuaries	-	-	-	-	-	P	-	-	-	-	-
Gas Station	-	-	-	-	-	S2	-	-	S2	-	-
Golf Courses	S2	S2	-	S2	-	-	P	-	-	-	S2
Grain Elevator	-	-	-	-	-	-	-	-	-	S2	-
Greenhouse, Commercial	-	-	-	-	-	S2	-	-	P	P	-
Group Home, Large	-	-	-	S2	S3	-	-	-	-	S3	-
Group Home, Medium	S2	S2	-	S1	S2	-	-	-	-	S1	-
Health Professional Offices	-	-	-	-	S1	P	P	-	-	-	-
Hotel/Motel	-	-	-	-	-	S2	S2	-	-	-	-
Houses of Worship	S2	S2	-	S2	P	P	P	-	-	P	-
Indoor Recreation Centers	-	-	-	-	-	P	-	-	-	-	-
Kennel, Boarding	-	-	-	-	-	S2	-	-	P	S1	-
Laundromat	-	-	-	-	-	P	-	-	-	-	-
Live-Work Structure	-	-	-	-	-	P	P	-	-	P	-
Lodge	S3	S3	-	-	S2	-	-	-	-	S2	S2
Lumberyard	-	-	-	-	-	S2	-	-	S1	-	-
Manufacturing, Heavy	-	-	-	-	-	-	-	-	S3	-	-
Manufacturing, Light	-	-	-	-	-	-	-	-	S2	-	-
Manufacturing, Medium	-	-	-	-	-	-	-	-	S2	-	-
Marinas	-	-	-	-	-	-	-	-	-	-	S2
Motor Vehicle Repair	-	-	-	-	-	S2	-	S2	S1	-	-
Motor Vehicle Sales	-	-	-	-	-	P	S2	-	-	-	-
Motor Vehicle Service	-	-	-	-	-	P	-	-	-	-	-
Multimedia Production & Broadcast Facility	-	-	-	-	-	P	S1	-	P	-	-
Nursery	-	-	-	-	-	S2	-	-	P	P	-
Nursing Home	-	-	-	S2	S2	-	-	-	-	S2	-
Outdoor Recreation Facilities	-	-	-	-	-	-	-	-	-	S2	P
Pawn Shop	-	-	-	-	-	S2	-	-	-	-	-
Payday Loan & Check Cashing Services	-	-	-	-	-	-	S3	-	-	-	-
Personal Service Establishment	-	-	-	-	S1	P	P	-	-	-	-
Private Cemetery	-	-	-	-	S2	-	-	-	-	S2	S2
Private Parks	S2	S2	S2	S2	S2	-	-	-	-	S2	P
Public Utility Facilities	-	-	-	-	-	-	-	-	S2	S2	S2
Racetrack	-	-	-	-	-	-	-	-	S3	-	-
Recycling Drop-off Sites	-	-	-	-	-	-	-	-	S2	S2	-
Research Facility	-	-	-	-	-	-	-	-	S2	-	-
Restaurant	-	-	-	-	S1	P	P	-	-	-	-
Restaurant, Drive-thru	-	-	-	-	-	S2	-	-	-	-	-
Retail Establishment	-	-	-	-	-	P	P	-	-	-	-
Roadside Stands	-	-	-	-	-	P	P	-	-	P	-
RV, Trailer, Watercraft Service & Storage	-	-	-	-	-	S2	-	-	S2	-	S2
Salvage Yards	-	-	-	-	-	-	-	-	S3	-	-
Sawmill	-	-	-	-	-	-	-	-	S3	S3	-
School, Public, Private, & Parochial	S3	S3	-	S3	S3	-	-	-	-	S3	-
School, Vocational	-	-	-	-	-	S2	S2	-	-	-	-
Self-Service Storage Facility	-	-	S2	-	S2	S2	-	S2	S2	S2	-
Shopping Center	-	-	-	-	S2	S2	S2	-	-	-	-
Single -Family Dwelling	P	P	P	-	P	-	-	-	-	P	-



March 13, 2018 Planning Commission Meeting Agenda Memorandum

Agenda Item:	New Business #1
Submitted by:	Tim Wolff, Village Manager
Subject:	Garages Size & Design Standards

Discussion

After last month's meeting on thing that I have been working on is creating a checklist of the ordinance requirements that garage projects need to be reviewed on. A draft was sent to the Planning Commission and Village Council via email, and based on the feedback from that draft I have made this form.

For the purpose of this month's meeting, I would like for it to be reviewed again by the Planning Commission. Not just the form itself, but also the requirements that we have for garage projects. My question is, are we missing anything?

Planning Commission member Grey raised a good question that I would like to bring before the group for discussion. In light of the regulation that garages cannot exceed the footprint of the primary structure (§1220.09-3), does this create an issue particularly in the LR-2 District? Below is a chart showing the minimum primary structure footprint size in our "residential" districts:

District	Minimum Footprint
LR-2, AR	800
LR-1 (T-Lot)	840
LR-1, Ag, LR-3, WCBD, Com.	1,000

One other area I think might be worth discussion is the allowed size tiers in the ordinance. Right now it looks like this:

- Garages up to 1,088' can be approved by the Zoning Administrator
- 1,089' to 1,280' can be approved by the Planning Commission
- 1,281 to 1,600 can be approved by the Planning Commission only for parcels that are 2 acres or more.

What became clear last month is that when accounting for a bump-out for facades facing the street over 30' in length, the tiers we have are largely based around a rectangular development plan. That goes out the window when it comes to a bump-out as now we are dealing with an odd-shaped structure. There are a couple of different options that could be considered if this is something we need to address. One would simply tweak those sizes, the other would basically require anything over a certain size to be a Planning Commission approval.



Zoning Permit #: _____

Date Approved: _____

Date Received: _____

Approval Needed: Zoning Admin / SLU

Detached Garage Design/Review Checklist

Applicant Name: _____

Proposed Garage Dimensions & Size: _____

Footprint of Home/Primary Structure: _____

Property Address: _____

Property Type: Non-Waterfront Waterfront T-Lot

Parcel Lots & Size: _____

Project Type: Same lot as Primary Structure Adjacent lot to Primary Structure
 Across Street from Primary Structure

Project Type/Size: 400' – 1,088' 1,089 – 1,280 (SLU Required) 1,281 – 1,600 (SLU Required)
(Parcels must be at least 2 acres)

√	CODE	REGULATION	PROJECT HAS
	1210.01 (2-B)	If the garage is proposed to be located on a lot other than the same lot as the home/primary structure a deed combination approved by the Village is required.	
	1220.03 (5)	Distance between the garage and home must be at least 10 feet as shown on the sketch/site plan.	
	1220.03 (8)	The structure must have a hard surfaced floor (asphalt, concrete...)	
	1220.07 (2)	Eaves are limited to a maximum overhang of 2 feet from the wall of the structure.	
	1220.09 (1)	The garage cannot have an average width to length ratio greater than 1:2.	
	1220.09 (3)	The garage cannot have a footprint larger than the footprint of the home.	
	1220.09(4)	The garage is limited to a single-story unless approved as a Special Land Use by the Planning Commission.	
	1220.13 (B-1)	A finished design and color scheme that is coordinated and compatible with the color and design of the principal structure. Examples of items which may be considered to determine compatibility are the orientation of boards, grooves, grains, style of siding, shingles and other exterior characteristics.	
	1220.13 (B-2)	Color, style, & material of roofing.	
	1220.13 (B-3)	Roof pitch of at least 4:12.	

√	CODE	REGULATION	PROJECT HAS
	1220.13 (C)	The material used must resemble the color and material of the principal structure, and should at minimum, match non-stonelike materials of the principal structure.	
	1220.13 (E)	Building walls will show no more than three different finish materials, excluding foundations, columns, or cornices.	
	1220.13 (F)	Heavier materials such as brick or stone shall be located toward the base of the structure	
	1220.13 (G)	Side and rear walls will be of finished quality and of the same color and materials that blend with the front of the building. If a side wall faces a street it shall be finished with the same treatments as that as the front of the structure.	
	1220.13 (H)	Detached garages that feature a width greater than 30 feet must provide an offset in the façade where the primary vehicle ingress/egress occurs of at least 4 feet.	
	1220.13 (I)	A minimum of two (2) different architectural features on the front façade; architectural features may include items such as window treatments, door treatments, louvers, or material/color variations.	
	1220.13 (J)	A minimum of one (1) architectural and/or landscape feature must be included along any sidewall for every ten (10) feet and fraction thereof for any sidewall directly adjacent to and visible from a public right-of-way or adjacent residentially zoned property; landscape features shall include medium or upright coniferous and deciduous shrubs or shade, ornamental, or evergreen trees in excess of two (2) feet in height at the time of planting.	

Setbacks required by 1220.07 (1-B)

[Please show setbacks on your Sketch/Site Plan & Location of Well & Septic System(s)]

Parcel Type	Street Yard Setback	Ordinary High Water Mark	Side Yard	Rear Yard
Non-Waterfront	Not Permitted	NA	8'	35'
Waterfront	35'	35'	8'	35'*
T-Lot	25'	35'	8'	35'*

* This setback only applies if the yard abutting the water would not normally be considered the rear yard.
 ** If an accessory structure is placed across the street from a primary structure on an otherwise vacant lot, the setbacks for the accessory structure shall be the same as a primary structure in that zoning district
 *** On non-waterfront lots, detached garages cannot be located nearer to a street than the home/primary structure.

Please submit the following items in addition to a sketch/site plan:

- Proposed exterior design showing the location of doors, windows, and structure height. (Any required landscaping should be shown on the sketch/site plan)
- Illustrations of exterior light fixtures planned for the garage, exterior fixtures should feature a shielded light source and also be directed downward.