

**Lake Isabella Planning Commission**  
March 13, 2018  
Regular Meeting Minutes

1010 Clubhouse Drive  
Lake Isabella, MI 48893  
989.644.8654

The meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath. The Pledge of Allegiance was recited by those in attendance.

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

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

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

Chairman's Report: None

Village Manager's Report: Wolff reported to the Planning Commission on winter street maintenance for February. He also discussed the Master Plan survey, newsletter, and the ISO rating change for the Fire Department.

Grey and Wolff discussed the Site Plan review workshop that they attended in late February. Grey stressed the point that if a Site Plan is submitted with meets the requirements of the Village's zoning code, state law requires that it be approved.

Village Council Report: None

**Public Hearings:** None

**Public Comments:**

- Brandon Wegener of Bonanza Lane submitted an email to the Planning Commission which was shared with them prior to the meeting.
- Amy Dolezal of Cantabrian Drive asked if there was going to be a discussion about land uses allowed on Bonanza Lane at the meeting.
- Robin Spring of Carmen Drive asked if it was possible to build a garage on the lot next to her home.

**Existing Business:**

1. Discussion and Review of Proposed Ordinance 2018-02, Proposed Ordinance 2017-02, and Site Plan Approval Process:

The Planning Commission began by reviewing the completed draft of Proposed Ordinance 2018-02. This proposed ordinance, if adopted, would create an overlay district in the zoning code consisting of 5 areas that would limit development in areas identified by the Michigan Department of Transportation as being in a hazard area due to the airport.

There was discussion and a desire to have language added to the draft which would clarify that parcels in 2 different hazard areas or partially out of a hazard area would only be restricted on development for areas within specific hazard areas.

The Planning Commission also reviewed the draft of the Site Plan Review process. There were no objections to this process being included in Proposed Ordinance 2017-02.

The Planning Commission did not review, or recommend, any changes to the zoning districts surrounding the airport.

Public Hearings were set for both Proposed Ordinance 2017-02 and 2018-02 for the April meeting.

**New Business:**

1. Detached Garage Design and Size Standards

The Planning Commission reviewed the design checklist that was created from the standards in the ordinance.

There was discussion regarding what constitutes a covered porch, overhand, eave, and cantilevered roof. No consensus was reached, and it was agreed to discuss this further at a future meeting.

There was discussion regarding whether the size standards for new homes and the limitation in the code that detached garages cannot exceed the footprint of the primary structure might penalize the LR-2 district. It was discussed to further review this and possible amend the restrictions for the LR-2 district and/or existing homes.

It was also discussed to further examine what the sizes should be for build-by-right versus special land use approvals.

**Public Comments:**

- Robin Spring of Carmen Drive asked if she could build a shed or lean-to on the lot across from her home.
- Amy Dolezal of Cantabrian Drive asked about airport access for lots 38 and 39 of Lake Isabella Airpark.
- Bob Rau of Bonanza Lane asked if it was currently allowed to be build self-service storage buildings in the Airport Residential District. He also asked for the members of the Planning Commission to consider what items they would like to have built next to their homes as land uses around the airport are considered.

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

X\ Jeffery P. Grey  
 Jeffrey P. Grey  
 Village Clerk