

Lake Isabella Planning Commission
April 10, 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, Laraway Schofield, Simon, Tafreshi, Preuss, & McGrath
Members Excused: None

A motion was made by Laraway, seconded by Tafreshi, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

A motion was made by Tafreshi, seconded by Laraway, to approve the minutes of the February meeting as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

Chairman's Report: None

Village Manager's Report: Wolff reported to the Planning Commission on the recent session he attended on risk management hosted by the Michigan Association of Planning.

Village Council Report: None

Public Hearings:

1. Special Land Use Application 2018-03; Request to Build a 1,200 Detached Garage at 1063 El Camino Grande:

Wolff provided a review of the proposed project and submitted staff report reviewing the project per the zoning code.

McGrath opened the Public Hearing at 7:03 PM.

Public Comment: None

Grey asked the applicant, Mandy Owens, if the garage would be landscaped along the northern wall. Ms. Owens stated that the landscaping would match the house.

If was asked if they were planning to have exterior lighting on the building and if they were aware the lighting needed to be shielded and directed downward. Ms. Owens stated that they were aware and were going to have shielded lights.

McGrath asked whether there were going to be 1 door or 2 doors facing Iberian. Ms. Owens stated that they were planning on a 24'x8' single door.

Wolff asked if the door was planning to have a row of windows, or even faux windows, as that would satisfy the ordinance requirements for the design standards. Ms. Owens stated that they could add a row of windows to the door.

McGrath asked if the building would be used for personal storage or commercial purposes. Ms. Owens stated that it was for personal use.

McGrath closed the Public Hearing at 7:09 PM

A motion was made by Tafreshi, seconded by Simon, to approve Special Land Use 2018-03 with the following conditions:

1. Any light fixtures which are placed more than 10 feet above grade be shielded and all light directed downward so that the light source is obstructed from direct view.
2. The use of the Accessory Structure shall be limited to the personal storage of the resident of 1063 El Camino Grande and may not be used for commercial storage purposes or other business activity without first seeking and obtaining additional approvals from the Village.
3. 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 1,200 square feet.

VOICE VOTE: MOTION CARRIED 7-0-0.

2. Proposed Ordinance 2017-02; Land Use Site Conditions & Review/Approval Criteria:

McGrath opened the Public Hearing at 7:11 PM

Wolff distributed an unsigned letter which was submitted in the names of Brandon & Lisa Wegener, Bob & Mary Rau, Kevin & Becky White, Tom Courser, Al Davis, Dean Chaffee, and Jack Gildea with comments regarding proposed changes to the allowed land uses around the airport.

Public Comments:

Bob Rau of Bonanza Lane stated that he would like to see the land uses remain the same and is opposed to storage uses being developed around the airport. He stated that he feels the Master Plan does not support storage uses being developed in this area and doing so would devalue his property.

Brandon Wegener of Bonanza Lane stated that he is also opposed to storage units being developed in the Airport Residential District. He stated that the Building & Use Restrictions for the plat do not support this use.

Tom Courser of Campo Court stated he agrees with the previous comments.

Al Davis of Coldwater Road stated that he would like to see the area remain the same, and that allowing mini-storage would only make it harder for the airport to sustain itself.

McGrath closed the Public Hearing at 7:18 PM.

Grey asked the members of the audience who spoke during Public Comment about their feelings on having hangars on the north side of Bonanza Lane. Bob Rau stated that they shouldn't be permitted since they cannot access the runway. Brandon Wegener stated that he feels the Building & Use Restrictions prohibit this type of development.

Grey stated that he feels whether there is legal access to the runway is not an issue that the Village can enforce.

Laraway stated that he disagrees with Grey's view, and that the Village should not approve a land use which would face legal issues for aircraft accessing the runway.

Wolff reviewed several areas of the draft to ensure that everyone had a clear understanding of the what is included in the document.

The review process for Special Land Use Accessory Structures was reviewed and agreed that only a Basic Site Plan should be required.

Having a hard surface floor for hangars was discussed. Laraway stated that he feels a minimum thickness should be established in the ordinance. Al Davis stated that the Building Code requires a minimum 3.5 inches. There was discussion regarding this requirement, and it was felt that it would be best left up to the enforcement of Isabella County as part of the building code process.

The Planning Commission discussed the development of hangars on the northside of Bonanza. Laraway stated he was not in favor of allowing hangars along the north side of Bonanza. After discussion, it was asked to have self-service storage facilities removed from the AR District in the draft.

After discussion, it was asked to have Wolff draft an ordinance to consider at the May meeting, in addition to the amended draft of proposed ordinance 2017-02, to rezone lots on the north side of Bonanza from Airport Residential to Lake Residential-1 where the property is outside of the AAP for the airport, and there is no legal access to the runway.

3. Proposed Ordinance 2018-02; Airport Hazard Zones Overlay District:

McGrath opened the Public Hearing at 8:12 PM

Wolff distributed an unsigned letter which was submitted in the names of Brandon & Lisa Wegener, Bob & Mary Rau, Kevin & Becky White, Tom Courser, Al Davis, Dean Chaffee, and Jack Gildea with comments regarding proposed changes to the allowed land uses around the airport.

Public Comments:

Brandon Wegener of Bonanza Lane stated he was opposed to allowing self-service storage facilities in Hazard Zone 5.

Scott Voight of Fairway Drive stated he was upset that he received a notice in the mail and could not find anything about this matter on the Village's website.

Darci Bishop of Fairway Drive stated that she was concerned about what this ordinance would do to her property on Fairway Drive.

Lyle Trudell of Fairway Drive asked about the impact of the ordinance on future development of the area around the Condos.

McGrath closed the Public Hearing at 8:27 PM.

The Planning Commission asked for the draft to be amended to reflect the discussion from Public Hearing #2, and to consider this ordinance, and the other two ordinances discussed at the previous Public Hearing in April.

Public Comments:

- Dave Schleck of Clubhouse Drive asked about the development and approve process for septic systems in Golf Estates #2.

Existing Business:

1. Temporary/Tent “Sheds” Discussion

Wolff presented a concern regarding the prohibition on Temporary Tent Sheds contained in Section 1220.03(7) of the zoning code. He stated that he feels that in light of the less restrictive regulations on the storage of boats and campers, that this seems out of place. He showed a picture of a large boat seasonally stored on a lot next to a tent type shed. He stated that he struggles to defend the regulation when questioned on it as to why one is permitted and the other is not.

He proposed including wording in the upcoming update to Section 1220 that would allow these types of temporary structures on a seasonal basis with regulations that limit the size, duration, and placement.

Schofield questioned whether they should be allowed on waterfront parcels, and what setback regulations would be.

New Business:

1. Master Plan Survey Results

The Planning Commission discussed the Master Plan survey results.

Public Comments: None

With no further business, the meeting was adjourned at 8:53 PM.

X\ 

Jeffrey P. Grey
Village Clerk