

Village of Lake Isabella
Planning Commission
May 8, 2018
Regular Meeting Minutes

1010 Clubhouse Drive
Lake Isabella, MI 48893
989.644.8654

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

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

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

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

Village Manager Wolff reported to the Planning Commission on permit activity and code enforcement cases. He also reported on the upcoming Public Hearings that are scheduled to be held by the Village Council on May 15th.

Grey reported to the Planning Commission on the events of the April 24th Village Council meeting.

Public Hearing for Proposed Ordinance 2018-03:

McGrath opened a Public Hearing at 7:07 PM for Proposed Ordinance 2018-03, which amends the Zoning Map by changing the zoning classification of several lots on Bonanza Lane from Airport Residential to Lake Residential-1.

Wolff provided a summary to the Planning Commission on the ordinance.

Public Comments:

- Amy Dolezal of Cantabrian Drive spoke in opposition to the ordinance. She voiced concerns that this rezoning would negatively impact the Airpark Property Owners Association. She also stated she feared that this rezoning was the first step toward rezoning all of the property on the north side of Bonanza Lane.
- Scott Voight of Fairway Drive spoke in opposition to the ordinance. He stated that he doesn't see there is a separation between the Village's zoning and the plat's restrictions. He also stated that just because the Village has been told it is illegal to drive an airplane on the road, that doesn't mean somebody couldn't do it.
- Bob Rau of Bonanza Lane asked if this rezoning would change the dues that the property owners have to pay.

McGrath closed the Public Hearing at 7:23 PM,

A motion was made by Grey, which was seconded by Preuss, to recommend Proposed Ordinance 2018-03 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

Public Comments: None

Existing Business:

1. Proposed Ordinance 2017-02; Land Use Site Conditions & Approval Criteria:

The Planning Commission reviewed the changes made to the draft of Proposed Ordinance 2017-02 since the April meeting. A review of the various uses created and amended was discussed.

It was questioned if the proposed "Lodge" use was still needed since Mr. Fiorillo has elected to pursue a condition rezoning agreement. Concerns were voiced by members of the Planning Commission that this could open up large unplatted lake front lots to short-term rentals.

Grey, Laraway, and Preuss all shared concerns over leaving the Lodge use in the draft.

A motion was made by Grey, which was seconded by Laraway, to recommend Proposed Ordinance 2017-02, with the proposed use of "Lodge" being deleted, to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

2. Proposed Ordinance 2018-02; Airport Hazard Area Overlay District:

The Planning Commission reviewed the changes made to the draft of Proposed Ordinance 2018-02 since the April meeting. There was discussion among the members of the Planning Commission as to whether this ordinance was still needed in light of the possible rezoning along Bonanza Lane.

Preuss, Laraway, and Grey all stated that they support the adoption of the ordinance, and feel that the Village Council should receive the ordinance.

A motion was made by Laraway, which was seconded by Grey, to recommend Proposed Ordinance 2018-02 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

New Business:

1. Chapter 1220 Amendments:

The Planning Commission reviewed proposed changes to Chapter 1220. Wolff presented four issues which he feels should be reviewed by the Planning Commission and possibly amended in the zoning code. Those issues were as follows:

Breezeways: There was discussion regarding the need to define the term "breezeway" better in the ordinance to make it clear that in certain circumstances a breezeway could be a feature of a primary structure where a garage was separated from, but not detached from a dwelling area.

Garage Doors: There was discussion on the need for the zoning code to address garage door height. The Planning Commission reviewed several photographs

which showed doors of various sizes. It was also discussed that this should apply to attached garages and detached garages. It was also discussed that the allowed “by right” size should be the same for attached and detached garages.

McGrath stated that he has become a supporter of requiring windows in garage doors as it adds character to a structure.

Secondary Front Yards: Wolff presented examples of locations where the zoning code restricts the development of accessory structures on corner lots due to the wording in the ordinance which prohibits accessory structure in the “street side” yard. The Planning Commission discussed having different setbacks on Major Streets versus Local Streets to allow accessory structures in what would otherwise be considered a side yard.

Overlapping Frontages: The Planning Commission reviewed the feedback from the Village Council on how to define overlapping frontages. The Planning Commission supported using the side lot lines as the method to determine overlapping areas, and also limiting lots by having to be connected over a single improved roadway area. This would eliminate lots on cul-de-sacs that would be connected over the unimproved area in the middle of the cul-de-sac.

2. Sale of Village Lots:

The Planning Commission reviewed the lots currently owned by the Village, and did not object to releasing 8 of the 9 lots discussed, with the lot on Birdie Drive being retained by the Village, being offered for sale by the Village Council.

Public Comments:

- Scott Voight of Fairway Drive voiced his objection to how his comments at the previous meeting were represented in the minutes. He also stated that he stated last month, and was stating again this month, that there needs to be a way to connect both sides of the lake so we could truly be one community.
- Amy Dolezal of Cantabrian Drive stated that larger garages hurt the views people enjoy of the lake, and that one way to help reduce the need for large garages near the lake would be to allow storage buildings on all lots in the Airpark Plat.

With no further business, the Planning Commission adjourned at 8:52 PM.

X/ Jeffrey P. Grey
Jeffrey P. Grey
Village Clerk