

Village of Lake Isabella
Planning Commission
July 17, 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: Courser, Grey, Laraway, Preuss, Simon, and McGrath
Members Excused: Tafreshi

A motion was made by Laraway, which was seconded by Simon, to approve the Meeting Agenda as presented. VOICE VOTE: MOTION CARRIED 6-0-0.

A motion was made by Grey, seconded by Preuss, to retain the current slate of officers for the 2018-19 session which are as follows: Chairman, Dave McGrath; Vice-Chair, Bob Laraway; Secretary, Tim Wolff; ZBA member, Dave McGrath. VOICE VOTE: MOTION CARRIED 6-0-0.

A motion was made by Simon, which was seconded by Grey, to approve the minutes of the May meeting as presented. VOICE VOTE: MOTION CARRIED 6-0-0.

Village Manager Wolff reported to the Planning Commission on permit activity and code enforcement cases. He also reported on the various RFPs that the Village has advertised. Simon asked about enforcement of the Refuse Hauler Ordinance, specifically if somebody is collecting refuse without a license who would the Village look to for enforcement. Wolff stated that the company collecting the refuse would likely be the one viewed as violating the ordinance as they lacked a license.

Grey reported to the Planning Commission on the events of the Village Council meetings in May and June.

McGrath asked Grey to explain why the Council decided to remove the requirement that Private Aircraft Hangars have a hard-surfaced floor. McGrath stated that the Planning Commission was very strong in its position that a hard-surfaced floor was a necessity for these structures.

Simon and Laraway also voiced their concern over the action of the Council to remove this requirement. Grey stated that he remembers the primary concern voiced by members of the Council were cost, and how that could limit the development of hangars. Simon stated that the increased costs were a reasonable trade-off for the protection that a hard-surfaced floor creates for groundwater protection.

Laraway also noted that a hard-surfaced floor adds strength to pole buildings as it ties the building together. Courser also stated that it helps deter rodents and ensures that

hangars which may be used for storage remain attractive to potential pilots when they are sold.

Grey stated that the Council is not obligated to adopt everything that it receives from the Planning Commission or other committees without modification. McGrath stated that he believes everyone on the Planning Commission is aware of this, but in this circumstance, it appears as if no consideration was given to the recommendation of the Planning Commission.

Public Comments:

- Paul Cueny of Clubhouse Drive stated that he would make sure that the Council revisits the issue of the floor in Private Aircraft Hangars when the Council next reviews Proposed Ordinance 2017-02. Cueny also asked if the Planning Commission was looking at reviewing short-term lodging in a more comprehensive manner in light of the conditional rezoning which was approved on Coldwater Road.

Existing Business:

1. **Setbacks in Single-family Zoning Districts:**

Wolff presented proposed modification of the setbacks in Single-family zoning districts. In summary the changes are as follows:

Setback Regulation	Current Setback	Proposed Setback
Front / Street Yard (Major Street)	35'	35'
Front / Street Yard (Local Street)	35'	30'
Single Minimum Side Yard	8'	8'
Total Minimum Side Yards	20'	20'
Rear Yard / Ordinary High-Water Mark	35'	35'
Rear Yard / Adjoining Property has Residential Zoning	35'	35'
Rear Yard / Adjoining Property Non-residential Zoning	35'	25'
Secondary Street Yard Frontage (Major Street)	-	25'
Secondary Street Yard Frontage (Local Street)	-	20'

Laraway stated that in addition to allowing a reduced rear yard setback on properties which back-up to parks or to other non-residential districts, that reduced setback should also apply to residential lots which back-up to the golf course.

Wolff explained that the purpose of creating a "Secondary Street Frontage" setback is to lessen the burden on parcels with more than one street frontage. He noted that for Accessory Structures there are several places in the ordinance which prohibit Accessory Structures in a street yard. This is true even when that street yard is not the normal front yard for the parcel.

The members discussed the proposed setbacks, and Laraway's suggestion and there were no objections to moving forward with the proposed changes.

2. Regulation of Garages:

The Planning Commission reviewed the proposed changes that were drafted based on the discussion at the May meeting. Wolff presented the following text amendments for the Planning Commission's consideration:

Section 1212.13

- The maximum allowed attached garage size has been increased to match what is proposed for detached garages, specifically 1,100 ft².
- A rough draft of wording was presented to address attached garages which are connected to, but partially separate from the dwelling space of the primary structure. The Planning Commission reviewed the proposed changes which were presented as a new paragraph "E". After review and discussion, the Planning Commission felt this change was not needed.

Section 1212.29

- Changes to cover the discussion in May on temporary shed/garages. With being more permissive on storage of boats and RVs, having a strict prohibition on something essentially similar in size and appearance is debatable. The Planning Commission requested further work on the language, and also to prohibit certain types of Temporary Accessory Structures during certain seasons or all together.

Chapter 1220

- Clarification of what is considered overlapping frontage.
- Secondary Street frontage setbacks were discussed.
- Adjusting the allowed sizes of detached garages were reviewed.
- A slight change in shed regulation was reviewed, specifically for sheds which are not constructed of a permanent nature, limiting the size to 200 ft².
- Limiting the height of garage doors was discussed. The Planning Commission felt that a maximum height of 10 feet should be the regulation for attached and detached garages. An exception that needs to be accounted for would be allowing a single door over 10 feet for motorhomes.
- Clarification of the design elements was reviewed.

Chapter 1256

- The Planning Commission reviewed modification to the regulations for Accessory Structures in non-residential districts. A simplified series of regulations was presented. No objections to the proposed changes were voiced.

New Business: None

Public Comments:

- Mike Scherba of Isabella Vista spoke regarding the proposed changes to various setbacks. He spoke in favor of the reduction of the rear yard setback along the golf course, and spoke against reducing the setback from any street to less than 35 feet.

With no further business, the Planning Commission adjourned at 8:47 PM.

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