



**Village of Lake Isabella  
Planning Commission**  
September 11, 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, Preuss, Simon, Tafreshi, and McGrath

**Members Excused:** Laraway

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

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

**Village Manager Report:**

Village Manager Wolff reported to the Planning Commission on a preliminary review of a proposed Site Plan that he performed the Friday prior to the meeting. Wolff stated that the Applicant was present, and asked if the Planning Commission had any items to discuss with him regarding his project.

Members of the Planning Commission reviewed Wolff's Comments and the information presented by the Applicant. The Applicant is proposing to develop several storage buildings at the southwest corner of the airport on a parcel across from the intersection of Coldwater Road and Clubhouse Drive.

There was discussion over the proposed driveway location for the development. Wolff stated his concerns over the proposed location due to sight visibility issues from the hill north of the location on Coldwater Road. He also is concerned that if the driveway is not located inline with the intersection that it will cause a traffic safety issue due to the staggered curb-cuts.

Lighting concerns were discussed, with the location's proximity to the runway all of the lights need to be shielded and directed downward. No lighting was shown on the preliminary Site Plan.

The Planning Commission asked about proposed signage for the site as none was shown on the preliminary Site Plan.

The Applicant stated that the area titled "office" is actually a mechanical room. Wolff stated that this change would eliminate the need for any on-site parking.

The exterior materials on the buildings were discussed for the façade facing Coldwater Road. After discussion as to whether the drawings showed at least 80% of the surface area meeting the ordinance requirements, the Applicant and Planning Commission discussed including some low growing landscaping along those frontages.

**Village Council Report:**

Grey reported to the Planning Commission on the events of the Village Council meeting in August. He discussed the visit from the Sheriff, and he also conveyed the appreciation of Village President Torgerson and the rest of the Council for the time and effort that the Planning Commission puts into the matters they review.

**Public Comments:**

- Paul Cueny of Clubhouse Drive discussed his concerns over the proposed isolation distance proposed in Ordinance 2018-05. He also shared his thoughts regarding Bed & Breakfast uses. Specifically, that in light of the Conditional Rezoning of 565 N. Coldwater Road the Village should explore opening this type of use to more property owners.
- Mike Scherba of Isabella Vista stated that he feels the driveway for the proposed storage units at Coldwater Road and Clubhouse Drive should be moved more to the north away from the intersection.

**Existing Business:**

1. Proposed Ordinance 2018-05; Regulation of Garages:

Wolff provided a review of the draft. He stated that the Planning Commission still is required to hold a Public Hearing on the draft as required by the Michigan Zoning Enabling Act.

The proposed isolation distance for septic systems was discussed. After discussing the pros and cons of requiring a 10-foot distance from all structures, which would be more restrictive than the Sanitation Code, the Planning Commission supported deleting the requirement and simply requiring compliance with the regulations of the local Health Department.

Grey asked that the door height regulation for detached garages be clarified, but was supportive of the regulations proposed.

A Public Hearing was scheduled for the October meeting.

**New Business:**

1. Discussion of Short-term Rentals and Bed & Breakfast Uses:

The Planning Commission, at the request of the Village Council, discussed the regulation of short-term rentals and Bed & Breakfast uses.

Wolff stated that his recommendation is to not allow either uses in the platted areas of the Village. He stated that most the lots sizes are not sufficient to accommodate this type of use without causing disruption to the existing neighborhood. He also stated he was concerned about conflicts with the Building & Use Restrictions for these areas.

Simon stated that he would support looking at limited areas where it could be possible to develop a Bed & Breakfast, and that bringing more people into the area would be of benefit to the economy.

None of the members were in favor of allowing short-term rentals.

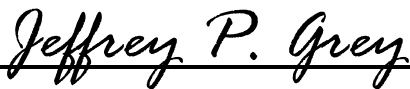
Various locations were looked at as a hypothetical location for a more traditional Bed & Breakfast type use. Concerns were discussed that the residential streets of the community would not be compatible for the increased traffic that such a use could create.

Issues with on-site parking and the increased use of the lake were also discussed.

After further discussion, McGrath asked if a majority supported continued work on developing more permissive Bed & Breakfast regulations. Members Grey and Simon stated that they were in favor of additional consideration. Members Tafreshi, Preuss, Courser, and McGrath all stated that they were not in favor of taking this project on at this time.

**Public Comments:** None

With no further business, the Planning Commission adjourned at 8:53 PM.

X/   
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Jeffrey P. Grey  
Village Clerk

Planning Commission Meeting  
September 11, 2018  
Paul Cueny, 1056 Clubhouse Drive  
Comments on Septic Tank & Field Regulations

**Proposed Ordinance 2018-05; Regulation of Garages:**

Under Section 3, Section 1212.13 Amended, Item #: 6 "At no point may any part of the foundation or exterior wall of a primary or accessory structure be closer than 10 feet to the nearest point on any septic tank or field."

Existing homes at Lake Isabella were not required to have their Septic Tanks and Fields 10 feet from any part of the foundation or exterior wall of a primary or accessory structure only their basements. The Village therefore would be putting a hardship on the homeowner should they need to replace their Septic System if their current System is within the 10 feet setback and there is nowhere else to go.

Scott Jones from Isabella County, Health Department stated in his email: "We ~~enforce~~ basement and recommend 10' on all structures. I will say most of the time it's not an issue. I like the proposed wording. Unfortunately, I can't enforce it, but we can notify applicants of the rule."

I therefore strongly recommend that the Village Planning Commission and Council follow The Health Department current limits on Septic System to be 10 feet from a Basement and only recommend 10 feet from any other type of structure.



Planning Commission Meeting  
September 11, 2018  
Paul Cueny, 1056 Clubhouse Drive  
Comments on Bed & Breakfast

**Regulation of Short-Term Rentals: (Bed & Breakfast)**

Ordinance 2018-1; Conditional Rezoning of 565 N. Coldwater Road was passed at the May 15, 2018 Village Council Meeting (by a vote of 5 yes and 2 no) which allowed short-term lodging operating on the property, similar to a Bed & Breakfast. I objected to this Ordinance since I strongly feel if the Village is going to allow Bed & Breakfast rentals for one than it should be allowed for all (no special treatment).

In the 2018 Master Plan Survey Results when asked about short-term rentals people were asked “**do you support the continued prohibition of short term rentals in residential districts of the community?**” The following were the responses of the people of Lake Isabella:

- **56.05% Yes** and 33.87% No (copy in your Packet)

I feel the people of Lake Isabella clearly do not want short term home rentals.

However please note that in the 2018 Master Plan Survey Results when asked “**What type of future businesses do you feel are needed and would like to see come to Lake Isabella?**” The following were the responses of the people of Lake Isabella (copy attached):

- **On-lake Bed & Breakfast: 40.25% Yes** and 46.89% No
- **Off-lake Bed & Breakfast: 37.24% Yes** and **45.61% No**

As you can clearly see more people were in favor of a Bed & Breakfast on the lake than off the lake. Yet this type of venue was approved for off the lake. The Village Council with the support of the Planning Commission approved the conditional rezoning of 565 N. Coldwater Road as a Bed & Breakfast. I recommend that the Village Planning Commission explore the idea of Bed & Breakfast locations within residential areas of the Village.