



**Village of Lake Isabella
Planning Commission**
October 9, 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. Those in attendance recited the Pledge of Allegiance.

Members Present: Courser, Grey, Laraway, Preuss, and McGrath

Members Excused: Simon and Tafreshi

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

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

Chairman's Report:

McGrath spoke about the new digital sign on M-20 near Isabella Road. He thanked the other members of the Planning Commission for the work and time that they put in on discussing issues such as signs. There was a discussion among the members about the need to review the regulations in the Village's sign ordinance to make certain there are standards in place on the brightness of digital signs. Wolff reported that he would look into the issue and see if additional language should be added to the Village's ordinance.

Village Manager Report:

Village Manager Wolff reported to the Planning Commission on crack sealing, trash licensing, welcome signs, and work on reaching a Franchise Agreement with Consumer's Energy.

Village Council Report:

Grey reported to the Planning Commission on the events of the Village Council meeting in September. He discussed the Council's adoption of Resolution 2018-13 which releases a combination requirement on two lots sold by the Village in Lake Isabella South.

Zoning Board of Appeals:

Wolff reported that an appeal was filed last week and that a meeting of the ZBA is planned for Tuesday, October 30th.

Public Hearings:

1. Proposed Special Land Use 2018-04 & Site Plan; D&L Storage, Coldwater Road:

McGrath opened the Public Hearing at 7:16 PM.

Chuck Griffith of Access Design presented the Applicant's Site Plan. The Applicant, Gordon Stahl, is proposing to develop a total of four storage structures at the intersection of Coldwater Road and Clubhouse Drive.

The buildings proposed would be a single story, with several units of a larger height and size to accommodate motorhomes and boats. This part of the structure would have a 16' sidewall.

Exterior lighting is proposed to be limited to wall packed lights, shielded and directed downward not to cause issues for the airport.

Grey asked if they were planning on having their utility lines buried. The Applicant stated that there would be no above-ground utility wires.

Preuss asked if he was planning on fencing the site. Preuss voiced concern over the appearance of fencing from trash and weeds. The Applicant stated that no fencing was planned for the site.

Grey stated that he was in support of waiving the requirement for on-site paving, and wanted to make sure that was included in the approval.

Courser asked what the sequence of development would be. The Applicant stated that he is planning on building from the south to the north.

Grey asked if there were any conversations yet with the Golf Course about the continued shared use of the drive. The Applicant stated that he has not spoken to the Golf Course. Wolff noted that the Golf Course was given notice of this meeting.

Courser asked about the height on the northernmost building proposed. He spoke to the FAA requirements limiting the height of the structure based on a 7:1 ratio of its distance from the runway. Speaking on behalf of the Applicant, Mr. Griffith stated that he reviewed the distance from the runway to the property line, and he believes that the structure will be below the height cap of the 7:1 ratio, but would review the location of the building with the Village before ~~being~~ beginning construction.

There was a discussion regarding the drainage culvert under Coldwater Road which empties into the ditch at the northwest corner of the site. Mr. Griffiths stated that the Site Plan shows a riprap and culvert planned for the driveway area, and they intend to allow water to continue to flow southward through the ditch.

McGrath asked Wolff if there were any additional issues which needed to be addressed. Wolff stated that the Applicant has been easy to work with and that in his opinion there is sufficient information to approve the project.

McGrath opened the hearing for Public Comments. The public offered no comments or questions.

McGrath closed the Public Hearing at 7:41 PM.

A motion was made by Grey, seconded by Preuss, to approve Special Land Use 2018-04 and the attached Site Plan for D&L Storage with the following conditions:

1. The overnight, outdoor storage of items not associated with the construction of a structure on the site is prohibited.

2. The landscaping shown on the Site Plan along the western façade is maintained throughout the useful life of the property. Landscaping shall be plants that are native species in the State of Michigan.
3. Outdoor lighting shall be from full cut-off fixtures with the light source fully shielded and directed downwards.
4. The Planning Commission waives the requirement to pave the site entirely.
5. All utility lines and wires shall be buried and located below ground.
6. Structure heights shall comply with the applicable height limitations set by either MDOT or the FAA under Part 77.
7. An illustration of the dumpster enclosure is to be provided if one is placed on-site for use once the business is in operation.
8. The ground sign at the driveway conforms to the display requirement that the property's address is displayed as required by the Village's Sign Ordinance.
9. A copy of the approved driveway permit from the Isabella County Road Commission is provided once the Road Commission approves such.

McGrath asked for Wolff to conduct a Roll Call vote: YEAS: Courser, Grey, Laraway, Preuss, and McGrath; Nays: None. McGrath ruled that the motion was adopted unanimously 5-0-0.

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

Wolff provided a synopsis of the proposed ordinance. He stated that the only public comments in advance of the meeting were a conversation he had with Mike Fiorillo who was in attendance to speak on his issue. McGrath asked the Planning Commission if there was an objection to having a discussion with Mr. Fiorillo regarding his Wedding Venue Business. There were no objections from the Planning Commission to the request.

McGrath opened the Public Hearing at 7:46 PM.

Mike Fiorillo of Coldwater Road spoke about his Special Land Use permit and requested that the Planning Commission amend his SLU by removing the cap on the number of events he can host in 2019.

Grey asked if there were any traffic issues from the two events he has hosted so far or complaints made to the office. Wolff stated that there were no complaints made to the office. Fiorillo stated that there were no traffic issues from the previous events.

Wolff suggested that since Mr. Fiorillo's request is to modify a SLU which was approved through a public hearing process, the Village should send notice of the request to the property owners noticed on the original SLU hearing and grant them the ability to speak on the matter before deciding.

McGrath asked for clarification on how many events Mr. Fiorillo was asking to get approval for in 2019. Fiorillo stated that he would like to remove the cap and not be limited on the number of events in 2019.

McGrath stated that he thinks the notification of property owners and an invitation to share their comments before deciding is appropriate. He asked staff to provide notice and for the item to be on the November meeting agenda.

McGrath asked if there were additional Public Comments that anyone would like to offer on Proposed Ordinance 2018-05. The public provided no comments or questions.

The Planning Commission reviewed the wording offered by the Village Attorney regarding Special Land Uses and Section 1212.29. It was requested to add this language to the draft.

Discussion occurred regarding the proposed changes to Section 1212.29. The following additional changes were requested to be included in the draft:

- Requiring that Temporary Accessory Structures be “well maintained.”
- Limiting the number of allowed Temporary Accessory Structures on both residential and non-residential parcels.
- Height and size limitations for both residential and non-residential parcels.

Wolff stated that he would like to make the requested changes and bring it back for review in November.

Existing Business: None

New Business: None

Public Comments:

Paul Cueny of Clubhouse Drive asked if his comments from the previous month were included in the approved minutes.

McGrath asked what the feelings were of the other members. He also asked Wolff to clarify what was approved earlier in the meeting. Wolff stated that the motion made was to "approve the minutes as presented."

A motion was made by Grey, seconded by Courser, to attach Cueny's submitted comments from the last meeting to the minutes.

There was a discussion on the motion. The members discussed what would be appropriate and not appropriate to include in the minutes. After discussion, the Planning Commission asked for Wolff to prepare an amendment to the Bylaws addressing this topic for the following meeting. The draft is to reflect the same process and conditions contained in the Village Council Rules.

Voice Vote: Motion Carried 5-0-0.

With no further business, the Planning Commission adjourned at 8:20 PM.

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