

Village of Lake Isabella  
Village Council Minutes  
May 21, 2018

1010 Clubhouse Drive  
Lake Isabella, MI, 48893  
989.644.8654

The Meeting was called to order at 9:00 AM by Torgerson.

**Members Present:** Cueny, Grey, Griffin, Kiel, & Torgerson

**Members Absent:** Eberhart & Shoemaker

**Public Comments:** Two letters were submitted prior to the meeting. Those are attached.

**Existing Business:**

1. Proposed Ordinance 2017-02

Proposed Ordinance 2017-02 was reviewed by the Council.

Cueny requested that some type of reference to the development of Single-family Dwellings be included in Chapter 1262. Wolff stated that it would easiest to do this by reference to the standards in Chapter 1212. There were no objections to this being added to the draft.

Cueny asked about the reasons for the Planning Commission to remove the Lodge use from the draft. Grey responded that members of the Planning Commission had concerns that the language would have allowed for the larger waterfront properties to be converted into Lodges.

The Council requested that the Planning Commission conduct a review of short-term lodging regulations and determine if changes should be made to the zoning code.

There was discussion regarding the proper districts for Wedding Venues, and what should be the minimum parcel size. No changes were made to the draft.

There was discussion regarding the requirement that Aircraft Hangars have a hard-surfaced floor. Wolff and Airport Manager Courser stated that this should be required in their opinions.

Kiel stated that he does not feel a hard-surfaced floor should be required, and it that it drives the cost of construction up for people who want to build.

Griffin asked roughly how many more hangars could be built near the airport. Wolff responded that he would estimate the number to be around 10.

Courser stated that the floor is a good idea as it deters rodents, and also helps protect the environment from fuel leaks.

A motion was made by Grey, seconded by Kiel, to remove the requirement of a hard-surfaced floor from Private Aircraft Hangars. VOICE VOTE: MOTION CARRIED 5-0-0.

There were no additional items of discussion. Wolff stated he would have an updated draft for the Council to review at its June 19<sup>th</sup> meeting.

2. Proposed Ordinance 2018-02

Wolff provided a review of Proposed Ordinance 2018-02. He stated that based on the changes made to Proposed Ordinance 2017-02 and the proposed rezoning via Proposed Ordinance 2018-03 that he was not comfortable recommending the Council adopt this ordinance. He

stated that based on the nature of operations of the Lake Isabella Airport what was being proposed was overkill.

Airport Manager Courser also stated that while he likes the idea of the ordinance, that the scope of operations at the airport did not justify an ordinance of this scale.

A motion was made by Grey, seconded by Cueny, to postpone indefinitely and remove from the Council's agenda Proposed Ordinance 2018-02. VOICE VOTE: MOTION CARRIED 5-0-0.

3. Proposed Ordinance 2018-03

Proposed Ordinance 2018-03 was introduced by Kiel.

A motion was made by Kiel, seconded by Grey, to hold the required Public Hearing as part of the June 19<sup>th</sup> Village Council meeting. VOICE VOTE: MOTION CARRIED 5-0-0.

**Public Comments:** None

The meeting was adjourned at 10:10 AM.

X\ Jeffrey P. Grey  
Jeffrey P. Grey, Village Clerk

X\ David K. Torgerson  
David K. Torgerson, Village President

## Tim Wolff

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**From:** Brandon Wegener <wegenerbrandon@gmail.com>  
**Sent:** Sunday, May 20, 2018 9:08 PM  
**To:** Tim Wolff  
**Subject:** 5/21/18 Village Council Work Session Comments

Mr. Wolff/Village Council,

Please consider and accept the Planning Commission's recommendations for proposed ordinances 2017-02, 2018-02 and 2018-03 as written. The Planning Commission spent several meetings going over these ordinances and listening to public comments to formulate these ordinances. If the council desires any changes to these ordinances, they should have done their due diligence and attended the Planning Commission's meetings to express any concerns, as other Village residents are required to do, instead of making changes at a special work session that is scheduled when most working Village residents cannot attend. Thank you for considering these as proposed.

Brandon Wegener  
1047 Bonanza Lane

When reviewing ordinances 2017-02, 2018-02 and 2018-03, careful consideration of our master plan, our building and use restrictions and the opinions of the property owners would be greatly appreciated.

We are not supportive of self service storage facilities in the AR district or in the proposed LR district. These facilities would create heavy traffic use in residential areas, would degrade property values and create excessive wear and tear on Bonanza Lane. The general public is clearly opposed to the self storage facilities. This is demonstrated by our building and use agreement, which only allows private airplane hangars adjacent to the runway and private residences in the airpark plat. This was ratified by over half of the property owners on June 5, 2005. Thus it can be assumed that anyone who purchased property after it was ratified to also agree with this document. With this conflict of interest noted, and the interest of the general public clearly stated, anyone who owns property in the airpark or utilizes the property in the airpark for any financial gain (i.e. storage) should abstain from voting unless the self storage units are omitted from the AR district. If they were to vote in any other manner, they would open themselves to prosecution under Public Act 317 of 1968.

Another question to consider is how does all this relate to our master plan? The master plan alludes to the fact that "some of the lots on the north side of Bonanza boarder Oxbow Park and/or the Chippewa River would have greater value if developed for the single family residential use rather than an airplane hangar." Also, we ask the council to examine whether or not it is appropriate to allow the development of hangars on the north side of Bonanza Lane since they are NOT adjacent to the airstrip. By changing the existing zoning regulations in the Airpark residential district would create a safeguard by prohibiting the development of airplane hangars in the north side of Bonanza Lane. This does not mean adding self service storage units, which would definitely have a direct impact on the property values.

The village council should not allow self storage units in a plat that a majority of the property owners in that ;plat have already clearly stated they disagree with that. The land use is currently airport or residential. Adding self storage units would clearly affect property values and line the pockets of some village council members.

On a final point, why are you attacking the businesses within the village that are doing things the right way? Lake Isabella Storage operates legally off of Baseline Road in the appropriately zoned section. They should not face unfair competition from others just because they hold a position of power to buy land with the intent of changing the use requirements afterwards to meet their needs. There is also commercial property off of Coldwater Road that would be perfect for these commercial ventures.

We agree with the changes on these proposed ordinances (2017-02, 2018-02, 2018-03). These changes would be the right thing to protect the residents and property owners of the Village of Lake Isabella.

BRANDON + LISA WEGENER  
BOB + MARY RAU  
KEVIN + BECKY WHITE  
AL DAVIS

TOM COURSER  
DEAN CHAFFEE  
JACK GLIDEA

Thank You