



Village of  
Lake Isabella

Planning Commission  
April 16, 2019  
Regular Meeting  
1010 Clubhouse Drive  
Lake Isabella, MI 48893

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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, Simon, Tafreshi & McGrath

**Members Excused:** None

**Agenda Approval:**

Grey made a motion, which was seconded by Tafreshi, to accept the Agenda as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

**March Meeting Minutes:**

Tafreshi made a motion, which was seconded by Grey, to approve the minutes of the March 2019 meeting as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

**Reports:**

- Chairman's Report: None
- Village Manager: Wolff reported on permit activity, a grant application to MDOT, and efforts to hire a Part-Time DPW worker.
- Village Council: Grey reported on the brief meeting held by the Council in March to approve a Resolution as part of a grant request to MDOT.

**Public Hearings:** None

**Public Comments:**

- Comments were submitted in advance of the meeting by Paul Cueny regarding Proposed Ordinance 2019-01. Comments are attached, these comments were shared with the Planning Commission via email prior to the meeting and a copy provided at the meeting.

**Existing Business:**

1. Master Plan Draft:

The Planning Commission reviewed the updated Master Plan Draft.

Wolff discussed the addition of ALICE data from The United Way, and Market Gap data obtained from ESRI.

Simon commented on the activity map showing walking and biking activity. He stated that he feels the map may not be accurate for Rolland Road. He asked to have that reviewed and updated if needed.

Grey made a motion, which was seconded by Preuss, to hold a Public Hearing on the 2019 Master Plan Draft as part of the May meeting. VOICE VOTE: MOTION CARRIED 7-0-0.

**New Business:**

1. Proposed Ordinance 2019-01; Conditional Rezoning Agreement 565 N. Coldwater Road;

Mike Fiorillo was present and discussed his request to have the area of land he recently purchased from his parents which is adjoining his original parcel conditionally rezoned to match the rest of his property. He presented an updated Site Plan per the requirements imposed at last month's meeting.

Simon asked about the lighting shown on the updated Site Plan, and whether the rest of the Planning Commission felt there was a sufficient level of light for parking.

McGrath stated that he felt it was wise for Mr. Fiorillo to start of with the lighting proposed and increase if needed.

Grey stated that in his view the less lights placed on the site the better.

The Planning Commission did not request any additional lighting per the updated Site Plan.

Wolff asked if any members of the Planning Commission wanted him to address the points made in Mr. Cueny's submitted comments. There were no requests from the Planning Commission for additional information on any of the items.

Grey made a motion, which was seconded by Tafreshi, to hold a Public Hearing on Proposed Ordinance 2019-01 at the May meeting. VOICE VOTE: MOTION CARRIED 7-0-0.

2. 2018 Planning & Zoning Annual Report;

The 2018 Planning & Zoning Report was received by the Planning Commission. It was agreed to submit the report to the Village Council without objection.

**Public Comments:** None

**Adjournment:**

With no further business, the Planning Commission adjourned at 7:53 PM.

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Jeffrey P. Grey  
Village Clerk

April 14, 2019

To: Dave McGrath, Chair Person, Tom Courser, Jeff Grey, Robert Laraway, Bill Preuss, Mike Simon, & Farzad Tafreshi

**RE: Proposed Ordinance 2019-01 (565 N. Coldwater Road)**

As a Concerned Citizen of the Village of Lake Isabella the proposed Ordinance 2019-01 First Amendment to Conditional Rezoning Agreement 2018-01, which rezone's a tract of land located at or near 565 N. Coldwater Road to the East Coldwater Business District classification from Lake Residential-1 is a great concern.

1. Has the proposed property to the south (160 ft. X 400 ft.) been physically transferred over to Michael L. Fiorillo (actual deed recorded with Isabella County)?
2. Is the proposed 160 ft. X 400 ft. property currently combined with the original 310 ft. X 400 ft. property for a new parcel 470 ft. X 400 ft. or at least be a condition for approval for rezoning of said property?
3. Is this Conditional Rezoning fair to other Residential & Commercial Land Owners within the Village?
4. This seems to be a one sided Conditional Rezoning Agreement in favor of the Landowner and not any recourse for the Village.

**Other Concerns:**

1. Is there any concern about the height of the proposed Wedding Event Barn 28 ft. in regards to the Village Airport?
2. Mike Florillo stated: "that he has lived in (at) Lake Isabella for the last 50 years, and after doing his due diligence is firmly of the position that this is a financially viable project. He stated that he is getting close to the age of 60 and that he would not be doing this unless he was very comfortable that it was a viable business venture" (see Planning Commission, March 12, 2019 Minutes, Page 2, Applicant Presentation, paragraph 2). Even though the Owner strongly feels this is a viable business this is a very large and expensive building for just a Wedding Event Barn. It is still my personal opinion that weddings will not support the cost of the proposed Wedding Event Barn. Therefore there will be a very large building on said property approved for Wedding Events only and will **not** be able to be used for other functions / businesses unless the Village in the future grants it to be an Assembly Hall, Storage Building or some other type of function / business. By approving this building is the Village going to be forced to approve other uses in the future or have a very large empty building that is un-usable within the Village?
3. Regarding two houses on a parcel, I believe that if the properties are combined as proposed that the second house must be removed from said property or at least defined in writing as to it future use prior to approval.
4. Parking was approved for Wedding Events that used a tent which was a temporary structure. Now that a permanent structure is being proposed I believe parking should conform to the current Village requirement to the side or rear of the building. I am not against parking in front however if we allow it on this development than we need to change the ordinance for other developments.

**I therefore request as a Concerned Citizen of the Village of Lake Isabella that the Planning Commission not approve Proposed Ordinance 2019-01.**

A Concerned Citizen of Lake Isabella

Paul J. Cueny  
1056 Clubhouse Drive  
Lake Isabella, Michigan 48893