



Village of  
Lake Isabella

Planning Commission  
May 14, 2019  
Regular Meeting  
1010 Clubhouse Drive  
Lake Isabella, MI 48893

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Planning Commission Chairman McGrath called the meeting to order at 7 PM. The Pledge of Allegiance was recited by those present.

**Members Present:** Courser, Grey, Preuss, Simon, & McGrath  
**Members Absent:** Tafreshi  
**Members Excused:** Laraway

**Agenda Approval:**

Simon made a motion, which was seconded by Grey, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

**Approval of Minutes:**

Simon made a motion, which was seconded by Grey, to approve the minutes of the April 16, 2019, meeting as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

**Reports:**

- **Chairman:** None
- **Village Manager:** Wolff reported to the Planning Commission on the clean-up underway at Isabella Pellet. He also reported on the progress of finalizing the 2019-2020 budget. He also discussed permit activity, and the tentative schedule for the Queens Way/El Camino Grande resurfacing project in June.

Simon asked if he had any update on the FAA's response to the Village's concerns over the proposed wind farm. Wolff stated that he was informed the day before that the FAA has determined the none of the proposed windmills pose a threat or hazard to aircraft navigation. Courser stated that it was his understanding that they still have to get MDOT's approval under the Tall Structures Act.

- **Village Council:** Grey discussed the Village Council meeting held on April 30<sup>th</sup>. He discussed the fire contract, fireworks, short-term rentals, and the Village's opposition to the proposed 45 cent gas tax increase.

**Public Hearings:**

1. Proposed Master Plan Draft

McGrath opened the public hearing at 7:26 PM.

Wolff provided a review of the draft. He discussed the concerns shared earlier that day by Isabella County regarding the County-owned water system in the Lake Isabella Forest #2 subdivision. He stated that they have asked for the Current Land Use map and Future Land Use Map to reflect the location of the wells for the water system.

Wolff also provided the Planning Commission with updated heatmaps showing biking and walking activity in and around the community.

Public Comments:

- Richard Most of Carmen Drive asked if there was any hope or plans to get Duquesa Road opened up again? Wolff stated that since that area is outside of the Village, the best place to address that concern would be Sherman Township. Grey stated that he understands the concern, and agrees that it would be beneficial to have that opened again, but based on past interactions with the property owner and Township, he believes that there is little chance those parties will address the issue.

McGrath closed the public hearing at 7:28 PM.

Further action on the Master Plan was postponed until after the Planning Commission/Village Council Joint Meeting planned for May 21<sup>st</sup>.

2. Proposed Ordinance 2019-01; Conditional Rezoning Agreement Amendment & Map Amendment 565 N. Coldwater Road.

McGrath opened the public hearing at 7:29 PM.

Wolff provided a synopsis of the proposed ordinance.

Public Comments:

- Paul Cueny of Clubhouse Drive stated that he stands by the comments he has submitted over the previous two meetings, and feels that the property should be treated as either fully commercial or fully residential, and should not be allowed to go back and forth between the different uses. He thinks a better solution would be to remove the 10-acre threshold for a mixed-use PUD and approve the project through that method. He also stated that the Applicant has stated that he plans to come back to the Village for additional approvals in the future for more than just wedding events, and that if that is his intent, he should seek all approvals at one time.
- Mike Fiorillo of Coldwater Road stated that he has followed all of the rules and regulations that he been asked to follow. He stated that there have been no complaints or negative comments made since he began hosting weddings, and that the only objections that he has heard are technicalities and legalese. He stated that he will be

demolishing the old existing garage on the property, and believes that his business will not only add to the Village's tax base, but bring hundreds of people to the community each time there is a wedding.

McGrath closed the public hearing at 7:38

McGrath stated that he feels it is appropriate to review the matter based on the materials submitted, and not speculative of what the Applicant may request to do a future date in time.

Grey and Simon both stated that they are comfortable with the project and Conditional Rezoning.

Grey made a motion, which was seconded by Simon, to recommend Proposed Ordinance 2019-01 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

3. Proposed Ordinance 2019-02; Termination of Conditional Rezoning Agreement & Zoning Map Amendment

McGrath opened the public hearing at 7:40 PM.

Wolff provided a synopsis of the proposed ordinance.

Public Comments:

Wayne Frazier of Clubhouse Drive asked if the property was currently for sale. Wolff stated that he could get Mr. Frazier in touch with the owner of the property for the answer to that question.

McGrath closed the public hearing at 7:41 PM.

Simon made a motion, which was seconded by Preuss, to recommend Proposed Ordinance 2019-02 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

4. Proposed Special Land Use 2019-01; 1007 Carmen Drive & 1000 Siesta Drive

Wolff provided a review of the proposed project. Richard and Kathleen Most are proposing to build a 1,300 square foot garage on the lot across the street from their home.

McGrath opened the public hearing at 7:47 PM.

Public Comments:

- Paul Cueny of Clubhouse Drive stated that he supports the project.
- Robin Spring of Vallado Drive stated she supports the project.

McGrath closed the public hearing at 7:49 PM.

McGrath asked the Applicants if there would be exterior lighting on the building. Mr. Most stated that he is not planning on having any exterior lights.

Grey and McGrath both discussed the requirement for the two ten-foot doors facing Siesta Lane to have a row of windows across them.

There was discussion about access to the building and if there would be a paved driveway. Mr. Most stated that there is an existing driveway from Siesta Lane from the previous structure that he planned to use.

Preuss made a motion, which was seconded by Courser, that based on the information submitted by the Applicant, which demonstrates conformance with the requirements of Chapters 1212, 1220, and 1262 of the Village of Lake Isabella Zoning Ordinance, the request by Richard & Kathleen Most for a Special Land Use consisting of building a 1,300 ft<sup>2</sup> detached garage on lot 145 of the Lake Isabella Forest #1 plat (with an address of 1000 Siesta Lane) as an Accessory Structure to their primary dwelling located at 1007 Carmen Drive, which is lot 187 of the Lake Isabella Forest #1 plat be approved with the following conditions:

1. The submitted drawings are updated to show exterior lighting if any are to be placed on the structure, and windows in the ten-foot doors, and the total height from grade to peak.
2. Exterior Light fixtures be shielded and all light directed downward so that the light source is obstructed from direct view.
3. The use of the Accessory Structure shall be limited to the personal storage of the resident of 1007 Carmen Drive, and may not be used to operate a Home Occupation as defined in the zoning code or other business without seeking additional approvals from the Village.
4. The Zoning Administrator is authorized to issue a zoning permit when the above items are satisfied for a single-story Accessory Structure with a footprint not to exceed 1,300 ft<sup>2</sup>.
5. Lots 145 and 187 of the Lake Isabella Forest #1 plat must be permanently combined and may not be detached unless approved by the Village of Lake Isabella.

VOICE VOTE: MOTION CARRIED 5-0-0.

**Public Comments:**

- Robin Spring of Vallado Drive spoke about cars and trucks speeding in her neighborhood and loud exhausts. Grey replied and stated that without a Police Department, the Village does not have the authority to pull vehicles over which may be speeding or violating the Village's noise ordinance for a loud exhaust. He stated that the Council has asked the voters to support additional policing several times to address issues such as this and have always been voted down.
- Jeff Peppel of Marietta Drive requested more enforcement action to address blight in his neighborhood.

- Richard Most of Carmen Drive stated he too feels that there is a problem with speeding and loud exhausts in his area of the community.
- Paul Cueny of Clubhouse Drive stated that speeding and exhaust issues are matters that the Sheriff or State Police would need to address, and that based on the staffing shortages with the Sheriff's Department those matters are likely a low priority.

**Existing Business:** None

**New Business:**

1. Preliminary Review of Application Special Land Use 2019-02; 1026

Clubhouse Drive

The Planning Commission discussed a proposed project at 1026 Clubhouse Drive that will be subject to a public hearing at the June meeting. The Applicant is proposing to build a 1,600 ft garage between his home and street. The Planning Commission reviewed the application and discussed the project with the Applicant. No changes or additional materials were requested from the Applicant prior to the public hearing.

**Public Comments:** None

**Adjournment:**

With no further business to conduct, McGrath adjourned the meeting at 8:12 PM.

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Jeffrey P. Grey, Village Clerk