

**Village of Lake Isabella  
Planning Commission  
January 9, 2001**

**I. Call to Order**

A regular meeting of the Planning Commission of the Village of Lake Isabella was held on January 9, 2001 in the Village office. A quorum being present, Vice Chairperson, Steve Grenus, called the meeting to order at 7:00 pm.

**Members Present:** Vice Chairperson Steve Grenus, Acting Secretary Becky Thornhill, David Hardenburgh, Cheryl Lobert, George Dunn

**Members Absent:** Jack Walker (excused), Larry Sheets (excused)

**Staff Present:** Village Manager, Ed Spayd

**Guests Present:** see attachment

**II. Approval of Minutes**

***Motion/Support by Hardenburgh/Lobert to accept the December 12, 2000 Planning Commission Meeting Minutes as written. Motion carried.***

**III. Public Comment**

Manager Spayd introduced Sewer Committee Member, Dick Cameron and Consumers Power representative, Bob Godwin to the Commissioners.

Commissioner Dunn reported for the record that the home of Chairperson Jack Walker has been checked and is in good condition. Commissioner Hardenburgh concurred, reporting that he recently turned around in the driveway there and everything appeared fine to him also.

**IV. Chairperson's Report**

**A. Zoning Administrator Update**

Manager Spayd reported that the home on El Grande Camino, which began construction three years ago and is not yet completed in spite of Village efforts, may be completed soon, as the owner is finished with legal issues affecting completion. Manager Spayd reviewed the Zoning Ordinances related to this issue.

At the Commissioner's request, Manager Spayd outlined to the Commissioners how show cause hearings and civil infractions may aid in zoning enforcement.

## **B. Village Council Update**

There will be a joint meeting of the Central Michigan Health Department, the Michigan Health Department, the Michigan Department of Environmental Quality (MDEQ), the Lake Isabella Village Council and Lake Isabella Development's engineers to discuss wastewater treatment. The meeting will be in the Village office January 11<sup>th</sup> at 10:00 am.

## **C. Letter to Mr. and Mrs. Ken Torgerson**

Vice Chairperson Grenus reviewed the letter and land division requirements with the Commissioners.

## **D. Preliminary Review of Site Plan for Consumer's Energy**

Bob Goodwin introduced Consumer's Energy representatives John Carey and Jerry Marshall to the Commissioners. Goodwin requested preliminary approval of the layout and location site plan and reviewed diagrams and photos. He stated that Consumers will need a gas regulator station in order to provide natural gas to the Village. Consumers will have an easement and will not be purchasing the property. Access to the site will be off Coldwater Road or Wilcox driveway. The Commissioners discussed traffic on Coldwater Road and noted that access from the driveway would be preferable. Goodwin stated that the station would be low profile. Normally, there would be no fencing, as the station is very secure. The yard would be maintained as per village standards. It would be mowed, if that were the required standard. For final approval, Goodwin may request a special meeting of the Planning Commission.

John Carey stated that the proposed start date for construction is mid July of this year. Prior to that time, there will be informational meetings to get public input. The issue will then be put to the public for a vote. The proposed completion date for the project is mid November of this year.

***Motion/support by Dunn/Hardenburgh to grant preliminary approval of the Consumer's Energy site plan. Motion carried.***

## **V. New Business**

None.

## **VI. Old Business**

### **A. Village Sanitary Sewer Plan**

Committee Member Cameron reported that last October 180 letters were sent to property owners in South and Golf Estates. There were 109 responses of which 83 to 85 were favorable. A developer with several Golf Estates lots and a project in the southwest corner may also be favorable. Canterbury Estates remaining lots are unbuildable and property owners there may be favorable, if asked.

No date has as yet been set for a joint meeting on this issue with the MDEQ, the Planning Commission and the Village Council.

Manager Spayd stated that addressing unbuildable lots should become a priority as these lots affect so many other Village issues.

**B. Clubhouse Drive Project**

Manager Spayd reported that the Village is waiting for signed petitions to come back.

**C. Amendments to Zoning Ordinance**

Discussion of enforcement, community input and issues for March agenda:

- Proposed language for inoperative vehicles
- Boat and trailer storage in side and rear yards
- Land division application revision
- Six-Year Development Plan
- LR-1R

**VII. Public Comment**

Dick Cameron wanted to know who has jurisdiction to restrict activities on Lake Isabella. Example: no wake requirements. Manager Spayd stated that the LIPOA has rules for access to the lake; the Village does not have, but may have ordinances for activities on the lake. The Manager and the Commissioners discussed pros, cons and what community input has been toward rules regulating activities on the lake.

**VIII. Adjournment**

There being no further business, ***Motion/support by Lobert/Dunn to adjourn at 8:28. Motion carried.*** The next scheduled meeting of the Commission will be February 13, 2001.

Respectfully submitted,

Becky Thornhill  
Acting Secretary

**Village of Lake Isabella  
Planning Commission  
March 13, 2001**

**I. Call to Order**

A regular meeting of the Planning Commission of the Village of Lake Isabella was held on March 13, 2001 in the Village office. A quorum being present, Vice Chairperson, Steve Grenus, called the meeting to order at 7:02 pm.

**Members Present:** Vice Chairperson Steve Grenus, Acting Secretary Becky Thornhill, Cheryl Lobert, George Dunn

**Members Absent:** Jack Walker (excused), David Hardenburg (excused)

**Staff Present:** Village Manager, Ed Spayd

**Guests Present:** Larry Sheets, Joe Schumer

**II. Approval of Minutes**

***Motion/Support by Dunn/Lobert to accept the December 12, 2000 Planning Commission Meeting Minutes as written. Motion carried.***

The Planning Commission Meeting scheduled for February 13, 2001 was not held as there was not a quorum. The agenda items were postponed until the March 13, 2001 meeting.

**III. Public Comment**

None

**IV. Chairperson's Report**

Vice Chairperson Grenus read a letter of resignation from Larry Sheets and thanked Mr. Sheets for his service to the Planning Commission.

Vice Chairperson Grenus then closed the Planning Commission meeting and opened the public hearing.

**V. Public Hearing ZA-2001-01**

Vice Chairperson Grenus read to everyone the notice (attached) which was posted in the Herald February 28, 2001. Manager Spayd summarized the request for the Commissioners. The Applicant, Joe Schumer of the Pines Golf Course spoke briefly about the need for commercial zoning in that location. There were no public comments. Chairperson Grenus then closed the public hearing and reopened the Planning Commission Meeting under New Business.

## **VI. New Business**

The Commissioners discussed the zoning change before them from the Pines Golf Course and found that the change requested would be consistent with zoning to the north and south of the property. The best use for this property along Coldwater Road and across from the entrance to the golf course would be a commercial use.

***Motion/Support by Dunn/Lobert that the request from the Pines Golf Course for rezoning from LR-1 to C-1 for parcel #22-036-300-002-00 be recommended to the Village Council for approval. Motion carried.***

## **IV. Chairperson's Report (continued)**

### **A. Zoning Administrator Update**

Manager Spayd reported he has 10 zoning applications and that 6 new homes are being built in the Village.

Manager Spayd reviewed with the Commissioners the Resolution that Lake Isabella Development sent to the Village Council for adoption along with letters from the developer dated February 12, 2001, the development company's legal council dated February 19, 2001 and the Village legal council, John J. Lynch dated March 8, 2001. This is an agenda item for the next Village Council Meeting March 20, 2001.

### **B. Land Division Handout**

Chairperson Grenus discussed with the Commissioners the hand out that was included in their packets. The handout can be a useful guide in the future when we are addressing requests for land splits.

### **C. Sewer Master Plan Future Joint Meeting**

The Commissioners discussed the timing of such a meeting. Most could attend during the day with advance scheduling and would like to try for a meeting in the month of April.

### **D. Planning Commission Vacancy**

Manager Spayd will be posting the vacancy. Applications are available at the Village office. The Commissioners discussed a few potential candidates to recommend for the position and will ask those individuals to fill out an applications.

Vice Chairperson Grenus reported that he has been appointed to the Village Council and is President Pro-Temp. In his opinion, it would be more appropriate if another member of the Planning Commission would take over as Vice Chairperson at this time.

***Motion/support by Thornhill/Lobert to nominate and elect George Dunn as Vice Chairperson. Motion carried.***

## **VI. New Business (continued)**

### **A. Proposed New Land Division Application Form**

Commissioner Thornhill reviewed the new form in comparison with the old form. The new form requires the Applicant supply us with necessary information, rather than doing the research ourselves and is in general more comprehensive. Manager Spayd suggested the new form be amended so that it is addressed to the Zoning Administrator and not to him personally. The Commissioners discussed using the new form.

***Motion/support by Grenus/Dunn to use the new amended form for land division splits. Motion carried.***

### **B. LIPOA Possible Rezoning Request**

Manager Spayd reviewed with the Commissioners the issue of the LIPOA storage area and excavation. The property is currently zoned R-2. In Manager Spayd's opinion the best use of this property is not a residential use. When the project began the property was zoned AG under Sherman TWP zoning. No one was thinking about zoning at the time. Now the LIPOA may want to expand the storage. To do so, they must remove a hill. In Manager Spayd's opinion this activity would be considered a borrow pit, which is regulated by zoning ordinances. The Commissioners discussed positive and negative aspects of the current storage area and how this relates to the current zoning. They also discussed nonconforming uses and screening issues. The LIPOA as yet has made no formal request and is considering where they stand on the issue.

## **VII. Old Business**

### **A. Curbing for Intersection of El Grande Camino & Coldwater**

Manager Spayd reported that this improvement will be in the Budget for 2001-2002.

### **B. Proposed Language for Inoperative Vehicles**

The Commissioners discussed proposed language and will determine final language for this zoning amendment at one of the next meetings.

## **VIII. Public Comment**

None.

## **VIII. Adjournment**

There being no further business, ***Motion/support by Lobert/Dunn to adjourn at 8:20. Motion carried.***

The next scheduled meeting of the Planning Commission will be April 17, 2001.

Respectfully submitted,

Becky Thornhill  
Acting Secretary

**Village of Lake Isabella  
Planning Commission  
10 April 2001**

I. Call to Order

Members Present: George Dunn, Becky Thornhill, Steven Grenus, David Hardenburgh

Members Excused: Jack Walker, Cheryl Lobert

Other Officials Present: Ed Spayd,

II. Approval of Minutes

The minutes of the 13 March 2001 meeting were reviewed and corrections were made. After review, Dave Hardenburgh moved, seconded by Steve Grenus to accept the minutes with corrections. Motion carried.

III. Public Comment

None

IV. Chairman's Report

Vice Chairman George Dunn asked Village Manager Ed Spayd to Present his report:

- So far this year, thirteen zoning permits have been issued. There have been two requests for variances – both for garages.
- Eight new home permits have been issued.
- Twenty-one code violations have been issued. Manager Spayd gave the Commissioners an overview of some of the types of violations that had been cited.
- The Commissioners were given an update of the Village Council's action regarding the proposal to acquire State Tax Sale Lots.

V. Proposed Language for Inoperative Vehicles

Manager Spayd read the current language that exists for inoperative vehicles. The Commissioners discussed the shortfalls of the current ordinance as currently written, and proposed new language.

Much rewording was done to make the proposed new ordinance clearer.

There was a great deal of thoughtful discussion regarding all portions of the current ordinance and the proposed changes. A public hearing will be scheduled in the near future. A motion was made by Commissioner Thornhill to accept the language and schedule a public hearing. Seconded by Hardenburgh.

#### VI. New Business

- Commissioner Hardenburgh brought up the situation of doublewide homes being placed in LR-1 zoned areas. Vice Chair Dunn asked Hardenburgh if he would be willing to research the requirements for BOCA vs. manufactured housing codes. Hardenburgh agreed to do this.
- Commissioner Thornhill proposed that the Village of Lake Isabella look at developing and adopting a Natural Features Policy. Thornhill cited the City of Ann Arbor's policy and the benefits that it affords the community. She has agreed to present more information on the Ann Arbor plan at the May Planning Commission meeting.

#### VII. Old Business

##### A. LIPOA's Possible Rezoning Request.

- LIPOA will most likely be coming to the Planning Commission with a site plan to extend the existing RV/Boat storage facility located to the northeast of the LIPOA Office. The proposed development of this area will require a large amount of earth to be leveled and some soil removed from the site. The questions posed by the commissioners to themselves, was would this constitute a borrow pit which is not permitted in LR-1. The commissioners decided that removing dirt could be allowed so that construction may occur in this area. The excavation ~~and~~ will be necessary so that construction may occur. No further action was taken on this topic, as we have not received a site plan.

#### VIII. Public Comment

President Atkins stated the importance of the Village supporting the LIPOA and vice-versa.

#### IX. Adjournment

The next meeting of the Village of Lake Isabella Planning Commission will be 8 May 2001.



Minutes submitted to:  
George Dunn, Vice Chairman  
Ed Spayd, Village Manager

**Village of Lake Isabella  
Planning Commission  
May 8, 2001**

**I. Call to Order**

Chairman Walker called the meeting to order at 7:00 PM. Members Present: Jack Walker, George Dunn, David Hardenburgh, Cheryl Lobert, Jeff Grey. Commissioners Grenus and Thornhill were given excused absences. Commissioner Thornhill may join the meeting later..

**II. Approval of Minutes**

The minutes of the April 9, 2002 meeting were reviewed. After review, a motion was made by George Dunn, seconded by Cheryl Lobert, to accept the minutes as submitted. Motion carried.

**III. Public Comment**

George Colby discussed the lack of adequate fencing standards for commercial properties. After discussion, it was agreed by all that the fencing ordinance needs to be addressed and improved upon if possible.

**IV. Public Hearing - Zoning Amendment ZA #2002-01.  
(See attached Public Hearing Report)**

**V. Chairman's Report - Jack Walker**

- A. Mr. Spayd, Zoning Administrator could not stay for the entire meeting but indicated that the Planning Commission may wish to review some of the previously approved Site Plans to determine if there has been compliance with the plans and conditions as approved. An example of one deviation was discussed. It was agreed if there were deviations, these individuals would be requested to appear before the Commission for a compliance hearing.
- B. Mr. Grenus, Village Council Liaison was excused. Jackie Adkins, Council President indicated that the major items at the previous Council meeting was the approval given to Leslie Smith to make application for a liquor license for use at a Bar and Grill on Coldwater and Baseline Road.

- C. David Hardenburgh reviewed some Zoning Board of Appeals (ZBA) issued pertaining to storage on vacant lots. The ZBA has urged the Commission to review the ordinance to clarify this situation.

#### **IV. New Business**

- A. Site Plan Review - Leslie Smith. Mr. Smith presented a site plan for a new Sports Bar and Grill at Coldwater and Baseline Roads. After considerable discussion on the plan as presented, George Dunn moved, seconded by David Hardenburgh that Mr. Smith be given conditional approval to proceed with obtaining all permits required for the project. When all permits are obtained, and Mr. Smith presents three copies of said permits, along with a sign proposal that is acceptable to the Commission, the Chairman of the Commission will approve the site plan. Motion carried.

#### **VI. Old Business**

- A. Discussion concerning the erection of a fence on Commercial property owned by Ray Vandervelde was held. An amended site plan had been discussed at a previous meeting, but no definitive decision had been achieved.

After discussion of this issue and the original site plan as approved, it was moved by George Dunn, seconded by Jeff Grey, that Mr. Vandervelde be authorized to erect a barrier fence, with no required screening as approved in the original site plan and with the changes outlined in the amended site plan. Motion carried

#### **VII. Public Comment**

- A. Jack Adkins indicated that there are currently 18 candidates for the Village Manager/Zoning Administrator position and interviews are being scheduled.
- B. Let the record show that Becky Thornhill, who was previously excused, has joined the meeting.
- C. Mr Vandervelde indicated that there is a problem with ditching near his commercial property. After discussion, it was agreed that this would be brought to the attention of the Village Manager.

#### **VIII. Adjournment**

There being no further business the meeting was adjourned at 8:20 PM.

Minutes submitted to:  
Jack Walker, Chairman  
Ed Spayed, Village Manager

**Village of Lake Isabella  
Planning Commission  
July 10,2001**

**I. Call to Order**

A regular meeting of the Planning Commission of the Village of Lake Isabella was held on July 10, 2001 in the Village office. A quorum being present, Chairperson, Jack Walker, called the meeting to order at 7:00 pm.

**Members Present:** Chairperson Jack Walker, Acting Secretary Becky Thornhill, Cheryl Lobert, Dave Hardenburgh

**Members Absent:** George Dunn, Herman Otto, Steve Grenus

***Motion/Support by Hardenburgh/Lobert to excuse absent members. Motion carried.***

**Staff Present:** Village Manager, Ed Spayd

**Guests Present:** See attachment

**II. Approval of Minutes**

***Motion/Support by Lobert/Hardenburgh to accept the June 13, 2001 Planning Commission Meeting Minutes as corrected--date of meeting to read June 13, 2001—paragraph 4 under Chairman's Report zoning amendment # to read #ZA-2001-02. Motion carried.***

**III. Public Comment**

None

**IV. Chairperson's Report**

Chairperson Walker reported that Commissioner Otto would be resigning.

Chairperson Walker closed the Planning Commission meeting at 7:05 pm and opened the public hearing.

**V. Public Hearing ZA-#2001-02**

Chairperson Walker reported that the notice (attached) was posted in the Herald June 20, 2001. Chairperson Walker gave an overview of the ordinance, which has to do with storage of vehicles, boats, recreational vehicles in back and side yards. Enforcement Officer George Colby spoke on the need for this ordinance from an enforcement perspective. Fines for violations have been previously addressed in Section 19.

Chairperson Walker closed the public hearing at 7:15 pm and reopened the Planning Commission Meeting.

The Commissioners discussed the proposed zoning amendment.

***Motion/support by Hardenburgh/Thornhill to recommend the Village Council adopt zoning amendment ZA 2001-02. Motion carried.***

## **VI. Chairperson's Report**

### **A. Zoning Administrator Update**

- Manager Spayd reported that this year he has issued 38 zoning permits for new homes, which is somewhat lower than the last couple of years.
- Manager Spayd gave the Commissioners a brief update on the Act 51 sewer monies legal case.
- He also reported that this is the first month the Village received full revenue sharing money for added population in the 2000 census. By the end of the month the Village of Lake Isabella will be debt free.
- July 20, 2001 is the date for request for summary disposition in lawsuit with developer of Isabella Estates Condominium.
- The fire assessment for Broomfield Twp property is 2 mils this year instead of 1 mil. The assessment needed to be paid in advance rather than in arrears. After the back amount has been recovered the assessment goes back to 1 mil per year.
- The Isabella County Drain Commissioner, Gary McBride, has received a grant to do a sewer system feasibility study for an area that takes in Nottawa TWP, Sherman TWP, and the Lake Isabella area.

### **B. Planning Commission-ZBA**

Chairperson Walker reported that four attended the Planning and Zoning Training put on by the County. The presenter was Steve Langsworthy. The current Village Master Plan is something we have as a general policy plan, but needs to be reviewed and updated.

### **C. Village Council Update**

- Manager Spayd reported that last month the Village Council adopted a 2001-2002 Budget and Five Year Capital Improvement Plan. Items discussed included ditching along Baseline Road, major street pavement, and a brine/salt/sand storage building. The County has done some work on the municipal water system such as replacing some meters and has done some work on the well. The Council will look at acquiring the Municipal Water System from the County.
- A community update meeting will be held August 23, 2001.
- The Council is considering establishing a Public Safety Committee. A volunteer has donated funds, vehicles and time. The costs to the Village for items such as fuel and insurance are being investigated.

### **D. Other**

No business.

## **VI. New Business**

### **A. Site Plan Review Application**

Ray VanderVelde presented a Site Plan Review Application for construction of a retail office, showroom, and warehouse on a 5.07-acre parcel he owns on Baseline Road. The zoning district is C-1.

The Commissioners reviewed the application and site plan. They discussed the possible impact on adjoining residentially zoned district and allowable uses under C-1 as opposed to I-1.

***Motion/support by Thornhill/Hardenburgh to approve site plan #SPR 2001-03 with conditions that barrier fence materials for outside storage and sign size and materials be approved by Planning Commission prior to their installation and prior to final approval. Such approval also being subject to applicant obtaining all necessary permits to build. Motion carried.***

### **B. Amended Site Plan Review- #SPR 2001-02**

The Commissioners reviewed the application from the LIPOA for an additional parking area across the drive and north of the LIPOA office.

***Motion/support by Lobert/Hardenburgh to approve the amended site plan #SPR 2001-02 for a parking area. Motion carried.***

## **VII. Old Business**

### **A. Village Owned State Tax Sale Lot Disposition-Recommendation.**

The Commissioners discussed the recommendation made by the Sub-Committee for Disposition of lots obtained from the state. The Village Council has a three-year plan to dispose of any lots the Village is not keeping for its own use. Since there are issues of health department restrictions on some of these lots, that issue needs to be addressed also.

### **B. Updating Village Master Plan**

Chairperson Walker asked the Commissioners to review the Master Plan and be prepared in the future to update the Plan. It is possible we may need professional help to rewrite or revise the Plan.

## **VIII. Public Comment**

A member of the public had a question about whether sales to municipalities counted as splits under the land division act. Yes, such sales do count as splits.

## **IX. Adjournment**

There being no further business, ***Motion/support by Lobert/Thornhill to adjourn at 9:20. Motion carried.*** The next scheduled meeting of the Planning Commission will be August 14, 2001.

Respectfully submitted,

Becky Thornhill, Acting Secretary

**Village of Lake Isabella  
Planning Commission  
11 September 2001**

**I. Call to Order**

The meeting was called to order by Chairman Jack Walker, at 7:01 PM.  
Members Present: Becky Thornhill, George Dunn, Cheryl Lobert, Steve Grenus, Jack Walker, David Hardenburgh.

A moment of silence was observed to reflect on our Nation's tragedies in New York, DC and Pennsylvania.

**II. Approval of the Minutes**

The minutes of the August 2001 meeting were reviewed. Cheryl Lobert moved to accept the minutes, David Hardenburg seconded to motion. Motion passes.

**III. Public Comment**

- None

**IV. Chairperson's Report**

- Zoning Administrator's Report: Ed Spayd provided a synopsis of the latest court decision.
- Mr. Spayd also discussed the continuing issue of front yards on lake lots and of set backs. He also stated that home building in the Village was slower this year compared to last year based on permits issued.
- There was a concern brought forward about the new Citgo sign at the Out-a-Bounds Pizza Company. It was felt that no action was necessary at this time.
- Chairman Jack Walker read the attorney's opinion to our question pertaining to the inoperable vehicle ordinance & HUD vs. BOCA housing code.

- Chairman Walker asked that Steve Grenus provide a brief update of the last meeting of the Village Council.
  - It was time to select officers for the Planning Commission. Steve Grenus nominated Jack Walker as Chair for the next year. Moved by Ms. Lobert, seconded by Mr. Hardenburgh. Passed. Walker agreed to serve again.
  - Mr. Hardenburgh nominated George Dunn as Vice Chair for the coming year. Moved by Mr. Grenus, seconded by Becky Thornhill. Passed. Mr. Dunn accepted the appointment.
  - Mr. Grenus agreed to act as secretary for the Commission and Ms. Thornhill offered to fill-in as needed.
  - Chairman Walker presented information on prospective new appointments the Planning Commission.
1. **Public Comment**
    - Brad Case approached the Planning Commission with a request that the Commission recommend that the Council agree to trade two Village owned lots in Lake Isabella North for two other lots that Mr. Case owns in the same development. The Commission declined to act upon Mr. Case's request at this time due to pending recommendations for Village use of much of the Village owned land in that area.
  2. **Old Business**
    - Disposition of Village Owned Lots: Ms Thornhill and Mr. Dunn presented the report that had been prepared by their committee. There were several questions. After discussion, Mr. Dunn made a motion that the sub-committee report and recommendations be forwarded to the Council. Ms. Lobert seconded the motion. Motion passes with one opposing vote.
  3. **Adjournment**
    - The Planning Commission meeting was adjourned by Chairman Walker at 9:05 PM

Submitted to:  
Jack Walker  
Ed Spayd



**Village of Lake Isabella  
Planning Commission  
9 October 2001**

I. Call to Order

The meeting was called to order by Jack Walker, Chair at 7:00 PM  
Members Present: Becky Thornhill, George Dunn, Steve Grenus, Jack Walker, David Hardenburgh, and Jeff Grey, the newest appointee to the Commission..

Excused: Cheryl Lobert. Moved by Becky Thornhill Second by David Hardenburgh. Motion carried.

II. Approval of the Minutes

The minutes of the September 11th meeting were reviewed. Mr. Hardenburgh moved to accept the minutes, George Dunn seconded the motion. Motion carried.

III. Public Comment

None

IV. Chairperson's Report

Zoning Administrator's Report: Ed Spayd reported that we are up to 56 building permits. There has been a surge in the past month. The Village has been getting phone calls about storage on vacant lots related to the new ordinance that was passed in September. There was discussion on the enforcement of this ordinance.

Chairman Jack Walker asked Councilman Steve Grenus to provide and update of recent Village Council Activities.

V. New Business

- A. Isabella County Parks and Recreation Site Plan Review  
Two officials, Mike Marsh and Dave Singer from the Isabella Parks and Recreation Department presented a site plan for the proposed changes to Gilmore Park. Questions were asked about the parking lot, the new entrance, and the observation deck. Mr. Dunn moved that we approve the site plan for Gilmore Park. Seconded by Mr. Hardenburgh. Motion carried

B. Amended Site Plan review - Wilcox, Inc

Wilcox Excavating presented an amended site plan for a sand and salt storage building to store Village Sand and Salt for use in the maintenance of Village Streets. Wilcox will build the building, and the Village will lease the building from Wilcox. Mr. Dunn moved to approve the site plan, seconded by Mr. Grenus. Chairman Walker abstained from voting. Motion carried

C. Major Street Paving Project Review.

Mr. Spayd explained the charge presented to him by the Council regarding major streets and presented to the Commission the proposed paving plan. Mr. Hardenburgh moved, seconded by Mr. Dunn, that The Commission encourage the Village Council to support and move forward as quickly as possible with the Major Streets Paving Project. Motion carried.

D. Planning Commission recommendation on Village owned vacant lots and health department meeting

After discussion, it was recommended that the Village Council approve a taskforce composed of three members of the Planning Commission, and Village Manager or his appointee to meet with the State and County Health Departments, and The County Department of Public Works to request that Lake Isabella be treated like every other community within the State. Approval by these Departments would allow each vacant lot to be tested for a permit to construct a septic system and a permit to install a water supply system. The ultimate goal of this taskforce is to allow all property in the Village to be buildable if it passes the initial testing.

VI. Old Business

Brad Case Request: There is no need to pursue this any further. Brad Case is planning to purchase another lot from Ken Torgensen. Mr. Grenus will contact Mr. Case to confirm his intention.

VII. Public Comment  
None

VIII. Adjournment

The Planning Commission meeting was adjourned by Chairman Walker  
at 9:27 PM

Submitted to:  
Jack Walker  
Ed Spayd

~

**Village of Lake Isabella  
Planning Commission  
December 11, 2001**

**I. Call to Order**

A regular meeting of the Planning Commission of the Village of Lake Isabella was held on December 11, 2001 in the Village office. A quorum being present, Chairperson, Jack Walker, called the meeting to order at 7:03 pm.

**Members Present:** Chairperson Jack Walker, Acting Secretary Becky Thornhill, Cheryl Lobert, Dave Hardenburgh, George Dunn, Steve Grenus, Jeff Gray

**Members Absent:** None

**Staff Present:** None

**Guests Present:** Jo-an Ledbetter, Paul McKelvey, Mike Scherba, Darell Metcalf, Mike Austin, Dan Grisdale

**II. Approval of Minutes**

***Motion/Support by Dunn/Hardenburgh to accept the October 9, 2001 Planning Commission Meeting Minutes as submitted. Motion carried.***

**III. Public Comment**

None

**IV. Chairperson's Report**

- A. Chairperson Walker reported that our Village Manager was not able to attend this Planning Commission Meeting because of health reasons and there would be no zoning report for this meeting.
  
- B. Council Member Steve Grenus reported that at the last regular meeting of the Village Council 1) the name changes and address changes for village roads were approved. Name changes include El Grande Camino to El Camino Grande, which apparently is proper Spanish grammar. Chairperson Walker noted for the record that no Planning Commission member could confirm that, as no one on the Planning Commission speaks Spanish. 2) New Council Members were sworn in. 3) The Village Manager is currently advertising and interviewing for clerical help. 4) Council Members will now be compensated \$15 per meeting. Council Members have the option to return the money to the Village. 5) Road funding is being re-examined.

Council Member Grenus stated that moving ahead on the road proposal was voted down and that the timing may not have been right for the special meeting. The special meeting was held to inform Lake Isabella

residents of possible future road projects. A vocal group of citizens managed to control the meeting and influence the Council Members decision. The issue, however, is not dead. Other members of the Planning Commission expressed their opinion concerning the special meeting. Their comments centered on the need for Village government because of uniform planning and zoning, Broomfield TWP fire protection, private road issues, and road maintenance. Members expressed that the Village Council had to take a hit for a poorly managed meeting. A minority cannot be allowed to take over a meeting with filibuster, shouting, and misinformation. Chairperson Walker expressed that he was disgusted and embarrassed with the way the public meeting was handled and that he had considered resigning from the Planning Commission. George Dunn expressed similar sentiments and read into the record a letter he wrote to the Planning Commission and Village Council. (Letter dated 12/10/01 is attached to this report).

**C. Other: None**

**V. New Business**

**A. Representatives from LIPOA for discussion.**

Mike Scherba reviewed with the Commission current plat and zoning height requirements for accessory buildings. The LIPOA would like to avoid allowing a commercial looking structure in a residential area. Chairperson Walker recommended researching the issue and requested Commissioners Thornhill and Grenus speak with Kent Alexander of Rowe informally at the earliest convenience to find out the cost of research and assistance from Doug Pickett. The Planning Commission will need to consider case law in zoning of harmonious neighborhoods and ease of enforcement for ordinances.

The LIPOA Manager and other LIPOA Board Members present expressed support for the Village and a desire to work closely with the Village and Planning Commission in the future. Chairperson Walker suggested we get together in the spring of 2002, as the Planning Commission will be ready by then to update the Master Plan.

**VI. Old Business**

**A. Ray Vandervelde-Barrier Fence Discussion (tentative)**

This agenda item will be deferred until the next meeting. This is for site plan approval of barrier fencing and sign.

**B. Village Master Plan Review and Discussion**

- Chairperson Walker will review Master Plan over next three months. He will not be attending meetings until April 2002. Vice Chairperson Dunn will be Chairing the meeting for those months.
- The Commissioners discussed utility easements, septic system locations, currently owned Village lots retained for future Village

use, future Department of Public Works and Public Safety, traffic speed and enforcement or lack of enforcement, continuing commercial/industrial development.

- A parcel of 40 acres near the airport and east of Coldwater Road is now zoned R-1. This may not be the highest and best use for this parcel. Rezoning to light industrial, commercial or multifamily will be considered for this parcel in the future.
- Adult entertainment ordinances will be reviewed. George Dunn will be obtaining a copy of Chippewa TWP ordinance for review.
- We will ask for funding from Village Council to have advisor, Doug Pickett, help us with the Master Plan. Commissioner Dunn was asked to obtain a copy of the Mt. Pleasant Master Plan, as well.

#### **C. Task Force on Health Issues Report**

As of today, no date has been set for this meeting.

#### **D. Other**

None

### **VII. Public Comment**

- Jo-an Ledbetter expressed appreciation for Chairperson Walker's work on Planning Commission and decision to remain.
- Paul McKelvey told Commissioners more information had to be given to the public whenever an issue was on the table. You can't over-inform the public. "You tell them what you are going to tell them, then you tell them, then you tell them what you told them." He also mentioned that public officials have an obligation to tell the truth. The public opposition to the road question felt no such obligation. Adequate information from the Village to the public was definitely lacking on the road issue.
- Chairperson Walker again expressed that the road meeting was not handled well. That the Notice of the meeting was difficult to understand, which was further compounded by the misinformation that was distributed. He also noted that the major roads he drives, on the west side, still need attention.
- Village Council Member Grenus stated that the Council is currently reviewing these things among others.

### **IX. Adjournment**

There being no further business, ***Motion/support by Lobert/Thornhill to adjourn at 8:55. Motion carried.*** The next scheduled meeting of the Planning Commission will be January 9, 2002.

Respectfully submitted,  
Becky Thornhill, Acting Secretary