

**Village of Lake Isabella  
Planning Commission  
January 8, 2002**

**I. Call to Order**

A regular meeting of the Planning Commission of the Village of Lake Isabella was held on January 8, 2002 in the Village office. A quorum being present, Vice-Chairperson, George Dunn, called the meeting to order at 7:01 pm.

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

**Members Absent:** Chairperson Jack Walker

**Staff Present:** Manager Ed Spayd

**Guests Present:** Don Washburn, Jack Adkins, Joe Martinez, Mike Austin, Kate Slocum

**II. Approval of Minutes**

***Motion/Support by Hardenburg/Lobert to accept the December 11, 2001 Planning Commission Meeting Minutes as read. Motion carried.***

***Motion/Support by Hardenburg/Grenus to suspend for the year 2002, the Planning Commission Rule 7.8 concerning 3 consecutive meetings missed by Planning Commission members. Motion carried.***

***Chairperson Jack Walker absence excused.***

**III. Public Comment**

Don Washburn stated that a minority did not control the road hearing. There were 285 people in attendance, 70 written protests were received, totaling 140 against road improvement. At the hearing, he heard no support from the community for road improvement.

Mike Austin stated he was disgusted with comments from the Planning Commission at the December meeting. He did not think it was appropriate for Commissioners to be critical of the Village Council at Planning Commission meetings.

**IV. Vice-Chairperson's Report**

**A. Zoning Administrator's Update**

- Manager Spayd reported that 73 zoning permits had been issued last year.

- January 14, 2001 at 4:00 pm there is a Zoning Board of Appeals hearing concerning storage on vacant lots. Manager Spayd encouraged Planning Commission members attend.
- A citation is being issued to the owners of 1480 Queensway.
- Permits are required for construction, such as stone mail boxes, in a road right of way. The Village's liability is, however, for the travel portion of the road only.

#### **B. Village Council Update**

- Steve Grenus reported that at the last Village Council meeting there was quite a bit of the public comment on the road issue.
- Approval of the County Solid Waste Plan was tabled, as the County representative was not present to review the Plan with the Village Council.
- A rebuttal item was added to the Village Council agenda, so Council members can now, if they choose, answer questions raised during public comment. Previously, these questions could only be answered after the meeting was adjourned.

#### **C. Other**

Vice-Chairperson Dunn reviewed a section of the December minutes for clarification.

### **V. New Business**

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

Mr. Vandervelde was not in attendance. This item will be moved to a later Planning Commission Meeting. Vice-Chairperson Dunn suggested this item be on the agenda only if Mr. Vandervelde has been notified and is planning on attending.

#### **B. Master Plan Status**

- Vice Chairperson Dunn reported that he has City of Mt. Pleasant and Union TWP Master Plans. He has passed these on to Chairperson Walker, who is currently reviewing them.
- Manager Spayd reported that there is a new law requiring developers in cities or villages set aside 20% of their land and develop only 80%.
- Low-density ordinances for residential lakefront will be considered as part of the Village Master Plan.
- An ordinance allowing standard size signs for gas stations will be reviewed. Manager Spayd will follow up with Out of Bounds on their sign.

#### **C. Adult Entertainment Ordinance Disposition**

Vice-Chairperson Dunn stated that Lake Isabella is the only community in this area without an Adult Entertainment Ordinance. (Adult Entertainment Activities--Special Land Use under C-1) The Planning Commission will be reviewing ordinances that have been adopted in other communities.

## VI. Old Business

### A. Task Force Meeting with Health Department

Commissioner Thornhill reported that a meeting was held December 21, 2001. The Task Force consisted of herself along with George Dunn, Steve Grenus and Kent Alexander of Rowe Engineering. The Task Force met with representatives of the County Health Department, County Department of Public Works, MDEQ and State Waste Management. The meeting was very congenial. There is definitely a desire to work with the Village of Lake Isabella to lift the building restrictions in areas where the soils are good. In some of the restricted subdivisions there are sandy/good soils for septic systems. In other subdivisions or parts of subdivisions there are heavy/poor soils for septic systems. Since private property cannot be taken for a public use without just compensation, it would be unreasonable for the Health Department to continue to keep all building restrictions in place. The Task Force does not yet have a recommendation for the Planning Commission or the Village Council. Some side issues were raised at the meeting such as the municipal water system currently maintained by the county and the sewer system currently proposed on the south west end of Lake Isabella. The Commission received a written report from Kent Alexander. (See attachment)

### B. Other

None

## VII. Public Comment

Don Washburn thanked the Health Department Task Force for their work and looks forward to receiving more information from them.

Kate Slocum questioned ordinances addressing towers for cell phones.

Mike Austin stated that he is not in favor of taking over the municipal water system from the county.

## VIII. Adjournment

There being no further business, ***Vice-Chairperson Dunn adjourned the meeting at 8:00 p.m.*** The next scheduled meeting of the Planning Commission will be February 12, 2002.

Respectfully submitted,  
Becky Thornhill, Acting Secretary

Approval Date \_\_\_\_\_

Village of Lake Isabella  
Planning Commission  
6 March 2002

- I. Call to Order  
Chairman Dunn called the meeting to order at 7 PM. Present were George Dunn, Cheryl Lobert, Becky Thornhill, Steve Grenus, Jeff Grey and Village Manager Ed Spayd. Commissioners Hardenburg and Walker were previously excused from the meeting.
- II. Approval of Minutes  
The minutes of the January 2002 meeting were reviewed. The minutes were accepted with a motion from Thornhill, and seconded by Grenus. Motion passes.
- III. Public Comment  
There was no public comment.
- IV. Chairman's Report
  - a. Mgr. Spayd presented the commission with a copy of the Land Division Guidelines. There will be a training meeting on 8 April at 4 PM for planning commissioners and zoning board of appeals officers. Spayd also talked with the commissioners about the need to further discuss how we want to work with the issue of concrete/block/stone lamp or mailbox bases within the right-of-way.
  - b. Steve presented a synopsis of the January Village Council Mtg. The main topics were the discussion of concrete/block/stone mailbox bases, and information presented to the Council by residents who are in the process of applying to the state Liquor Control Commission for A license. They want to open a restaurant that will serve alcohol on the corner of Coldwater and Baseline Rds.
- V. New Business
  - a. Chris Darling presented a land division application to make a split to his parcel on the corner of Coldwater and Baseline. The document was in order, and Mr. Darling was entitled to the split. A motion was made by Thornhill to approve the application, seconded by Lobert. Motion passes.
  - b. Mike Fiorillo approached the commission with a preliminary site plan for the expansion of his home woodworking occupation. The Commissioners reviewed the document, asked questions, and made recommendations. Mr. Fiorillo will come forth with a final site plan in the near future.
  - c. Mgr. Spayd presented the Attorney's opinion on concrete/block/stone driveway monuments used to support lamp posts/mailboxes. The

commission can resist approval based on the current fence ordinance. If damaged by Village road maintenance equipment, or a utility that has the right to operate in the right-of-way, the Village or the utility would not be responsible. Also in the opinion of the attorney, the Village of Lake Isabella would not be liable if the monument were to be struck by a vehicle traveling down the road. Overall, the commission is favorable toward recommending that we allow the monuments, but possibly include language in the permit that is required to install a driveway, that the owner be aware of the limitations stated by our attorney.

- d. Commissioner Thornhill, who was charged with leading the adhoc Task Force On Health Issues, presented her committee's latest report. The Planning Commission voted to take the report to the Village Council. Motion made by Grenus, seconded by Lobert. Motion Passes.

VI. Public Comment  
None

VI. Adjournment.  
The next meeting of the Planning Commission will be 9 April 2002.

Submitted by: Steven Grenus  
Acting Secretary

Village of Lake Isabella  
Planning Commission  
9 April 2002

- I. Call to Order  
Chairman Dunn called the meeting to order at 7 PM. Present were George Dunn, Cheryl Lobert, Becky Thornhill, Steve Grenus, Jeff Grey and Village Manager Ed Spayd. Commissioners Hardenburg and Walker were previously excused from the meeting.
- II. Approval of Minutes  
The minutes of the March 2002 meeting were reviewed. The minutes were accepted with a motion from Thornhill, and seconded by Grey.  
Motion passed
- III. Public Hearing  
The regular meeting was closed at 7:03 pm so that a Public hearing could be conducted to determine if a special use permit should be granted to allow a retail woodworking shop in LR-1 proposed by Mike Fiorillo. There were questions from the commissioners pertaining to the driveway access on Coldwater Rd. Mr. Fiorillo has met with the Isabella County Rd Commission and been given tentative approval. There was no public comment at the meeting, or submitted via written comment. Motion to recommend that the Council approve a special use permit was made by Grey , seconded by Lobert. The special hearing was closed at 7:29 pm. and the regular meeting was reopened at 7:29 pm.
- IV. Public Comment  
None
- V. Chairman's Report
  - a. Mgr. Spayd told the Commission of the efforts that are being made to have the property on the corner of Queensway and Drew Rd cleaned up.
  - b. Mgr. Spayd gave a report of the last Village Council Meeting. He shared the results of the audit, property tax collection, and how well the Village Office is going with the addition of Jessica, the new Administrative Assistant.
- VI. New Business
  - a. The Commission reviewed the site plan submitted for Fiorillo and Daughters Woodshop. An addition was made to the plan for the inclusion of an 8' x 8' sign. The Commissioners asked questions about the placement of the sign. Mr. Fiorillo clarified this. Copies of all required permits will be in place with copies submitted to the

- Village prior to construction. A motion was made by Grenus to accept the site plan and seconded by Grey. Motion passed.
- b. Ray Vandervelde's amendment to his original site plan to allow fencing of his storage yard to extend within a foot of the property line was reviewed. The original site plan was for fencing to extend to from the building, and end ten feet from the property fence. A motion was made by Thornhill and seconded by Lobert to approve the change. Motion passed
  - c. An amended motion was made by Thornhill and seconded by Lobert to approve the construction of a barrier fence made with a material that is harmonious with surrounding properties. This shall exclude chain link fencing . Motion passes with a vote of 3 to 2.
  - d. A motion was made by Thornhill and seconded by Lobert to approve the construction of a barrier fence made with a material that is harmonious with surrounding properties. Motion was tied with a with vote of 2 yes, 2 no, and one abstain.
  - e. Al Davis presented his site plan for the construction of a carwash on the north side of his property. In order to be able to get power to the building, and an address, Mr. Davis' driveway would have to be a private street. A motion was made by Grenus and seconded by Lobert to approve only the footprint and location of the proposed building at this time. Mr. Davis will return with a detailed site plan noting sewage, well, pavement, lighting, landscape, etc. Motion passes.
  - f. Ed presented another letter from our attorney, which further described an opinion on concrete/brick/stone monuments in the road right-of-way. We will ask Jessica to put together some study information on this topic to review before the next meeting.

VI. Public Comment  
None

VII. Adjournment.  
The meeting was adjourned at 9:10 PM

The next meeting of the Planning Commission will be 14 May 2002.

Submitted by: Steven Grenus  
Acting Secretary

**VILLAGE OF LAKE ISABELLA  
PLANNING COMMISSION  
MAY 14, 2002**

**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, and 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 did indicate 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.

## VI. 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 or the commission will approve the site plan, Motion carried.

## VII. 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 changes outlined in the amended site plan. Motion carried.

## VIII. 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.

## IX. ADJOURNMENT

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

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

Village of Lake Isabella  
Planning Commission  
11 June 2002

I. Call to Order

Chairman Walker called the meeting to order at 7 PM. Present were Cheryl Lobert, Becky Thornhill, Steve Grenus, Jeff Grey. Commissioners Hardenburg and Dunn previously requested to be excused from the meeting. Motion to excuse was made by Lobert and seconded by Grenus. Motion carried. Ed Spayd, Village manager/Zoning Administrator was also in attendance.

II. Approval of Minutes

The minutes of the May 2002 will be reviewed and approved at the July meeting.

III. Public Comment

Code Enforcement Officer George Colby passed around pictures of abandoned properties in the village that are in great disrepair. We need to look at a blight ordinance to be able to deal with situations such as these. The Planning Commission will recommend to the Village Council that the Village take action in terms of an ordinance for placing liens on this type of property.

The Village received permission from the listing real estate agency to do some clean up of the abandon property on the corner of Drew and Queensway. Several Citizens took care of doing the work.

IV. Chairman's Report

- a. Chairman Walker stated that he has not yet signed the plan for the proposed restaurant /bar to be built on the corner of Coldwater and Baseline Rds. We are still waiting for permits to be presented to the Village.
- b. Mgr. Spayd stated that this would be his last Planning Commission Meeting as he is retiring. He stated his thanks, and how much he enjoyed working with us. Walker stated how much Ed is appreciated, and that he will be missed.
- c. At the regular meeting the Council approved the rezoning for the Shoemaker lots in Golf Estates I. Also, Walker shared with the Council the Commission's thoughts on the proposed restaurant. Commissioner Grenus gave a synopsis of the Special Meeting held on 10 June 2002. The Council approved the 2002-03 Budget and Five-Year Capital Plan. The Council also went into closed session to discuss personnel issues.

V. New Business

- a. The Commission reviewed the Site Plan 2002-04, submitted by Dave Shoemaker of Lake Isabella Land Company for renovations to his commercial property. Because this is an existing non-conforming building, any further expansion on the East and South yard will require a variance due to a shortage of footage on the East and South yard between the building and the lot lines. A handicap access ramp will be needed on the south side of the building. A request was also made for a non-conforming sign of 4 x 6 feet or 24 square feet. Because the Planning Commission is looking at and planning to change the current ground sign ordinance for commercial zoned property, until such changes are made, it is recommended that the Village Council pass a resolution for a moratorium on the enforcement of the ground sign ordinance. Motion made by Grey and seconded by Lobert. Motion passes. Thornhill abstained. The Commissioners reviewed the site plan. A motion was made by Grenus and seconded by Grey to approve the existing non-conforming property located on lot 144 and 145, Golf Estates I, in which the owner is Lake Isabella Land Company. In addition to the current non-conforming structure, there is approval for the handicap ramp and a 24 square foot sign located on the south side of the current building. Motion passed. Thornhill abstained.
- b. Review of previously approved special use permit on the site plan submitted by Angela Markovich. The Commissioners are concerned that when issuing the special use permit, a fence which was attached to the house was required. The Planning Commission will contact Ms. Markovich via letter requesting her to come to the next Commission meeting for a show-cause hearing at the Chairperson's discretion. The Commissioners gave the Chairperson discretion should a better option or action be more appropriate.
- c. Chairman Walker went over the information obtained for the Commissioners on Union Township's new sign ordinance. We will follow-up with this at the next meeting.
- d. The Village Council has asked that Commissioner Thornhill present an update of the latest information on the Task Force on Health Issues. Becky has put together a document. The Commissioners support her presenting it at the next meeting. Commissioner Thornhill also stated that the committee has received a great deal of soil composition data from the county.

- e. Jeff Grey asked that we develop a check list of items that we can check-off as we review a site plan.

VI. Old Business  
None

VII. Public Comment  
George Colby informed the members about some rumors going around about unbuildable lots and association fees.

VIII. Adjournment.  
The meeting was adjourned at 8:50 PM

The next meeting of the Planning Commission will be 9 July 2002.

Submitted by: Steven Grenus  
Acting Secretary

Village of Lake Isabella  
Planning Commission  
9 JULY 2002

I. Call to Order

Chairman Walker called the meeting to order at 7 PM. Present were George Dunn, Jack Walker, Cheryl Lobert, Becky Thornhill, Steve Grenus, Jeff Grey and Village Manager Sherry Chalker.

II. Approval of Minutes

The minutes of the May 2002 meeting were reviewed. The minutes were accepted with a motion from Dunn, and seconded by Lobert. Motion passed

The minutes of the June 2002 meeting were reviewed. The minutes were accepted with a motion from Grey, and seconded by Lobert. Motion passed

III. Pubic Comment

George Colby made a comment about the abandoned trailers in the Mobile Home Area of the Village. The yards are not cared for, and we have nothing in our ordinance to require the homeowners to upkeep. It was agreed that this is an issue that needs further study.

IV. Chairman's Report

- a. Mgr. Chalker invited Commissioners to talk with her about any thoughts or concerns that they may have. She also talked about the issues of storage on vacant lots.
- b. Commissioner Dunn suggested that we schedule a work session to look at the current zoning ordinance and assess what our current ordinance may be missing. Mgr. Chalker's report contains some areas with which to begin. She will also get copies of ordinances from other communities for us to look at.
- c. There was no Village Council Report

V. New Business

- a. Ms. Angela Markovich's came to the meeting regarding the situation of a lack of a Fence attached to the house as shown on her original site plan of October 1999. Ms. Markovich stated that her current fence around the play area was adequate and she did not intend to extend the fence up to her house. While the Commission tried to explain the

Village's concern, Ms. Markovich became upset and left the Village hall.

The Commissioners discussed the situation and what action to consider. It was decided that we would send Ms. Angela a certified letter along with a copy of her site plan requesting that she attend the next meeting to respond to our letter.

- b. Commissioner Grey was approached by residents about service vehicles parked on El Camino Grande near the curves. Cars are forced to the other side of the road, and possibly into oncoming traffic
- c. The Village got a request from Shimunek Construction to erect a sign on property owned by Wilcox Excavation to advertise the construction company. The Commission had concerns that only signs that are approved in a site plan pertaining to the commercial enterprise on the property be permitted. Commissioner Thornhill suggested that we table this issue until we had more time to review.

VI. Old Business

We decided to postpone discussion of the Union Township sign ordinance until a later date since we are planning to review and possibly change our ordinance.

VII. Public Comment

Dave Ochander commented on signs in the Village and preventing blight. Jack Adkins commented on our ordinances and the work we need to do on them.

VIII. Adjournment.

The meeting was adjourned at 8:30 PM

The next meeting of the Planning Commission will be 13 August 2002.

Submitted by: Steven Grenus  
Acting Secretary

**Village of Lake Isabella  
1096 Queens Way Drive  
Lake Isabella, MI 48893  
(989) 644-8654**

**Minutes  
Planning Commission Meeting  
August 13, 2002 at 7:00 p.m.**

The Planning Commission meeting was called to order at 7:00 p.m. by Chairman Jack Walker with the Pledge of Allegiance to the Flag.

Members Present: Jack Walker, Chairman; Members George Dunn, Jeff Grey, David Hardenburgh, Cheryl Lobert, Becky Thornhill (7:17 p.m.).

Members Absent: None

Others Present: Sherry L. Chalker, Village Manager & Jessica Bundy.

**Motion to approve the agenda**

Chairman Jack Walker did not request a motion from the Planning Commission.

**Motion to approve the July 9, 2002 Planning Commission Meeting Minutes.**

Motion by Dunn, 2<sup>nd</sup> by Grey to approve the July 9, 2002 Planning Commission Meeting Minutes with addition of David Hardenburgh's name listed as present.

Carried Unanimously

**Reports:**

Chairman's Report See attached letter on election. It was stated that the Annual Village meeting would be on August 22, 2002. Chairman Walker will be giving a brief update on the Planning Commission activities. It was stated that the LIPOA is looking at the Hill west of the LIPOA office for additional storage lots.

Zoning Administrator – Sherry Chalker See attached report. Asked about pools being fenced in. Discussion of the Blight Ordinance will be reviewed and discussed further at the next meeting.

Village Council Update Council Member Steve Grenus has resigned.

## **Old Business:**

Angela Markovich Still not in compliance with Special Use Permit. The Markovich's did not attend the meeting. It is recommended that the Markovich's Special Use Permit be revoked, based on their non-compliance with their site plan and their unwillingness to work with the Commission on this matter. The commission stated that there are 2 or 3 daycares in the area of Lake Isabella and that a letter should be sent to them regarding a Special Use Permits. See attached lists on Daycares.

Motion made by Dunn, 2<sup>nd</sup> by Lobert to recommend to the Village Council to revoke the Markovich's Special Use Permit.

Carried Unanimously

Discuss Sign Regulations See report. Discussed ideas for needing an updated sign ordinance. Union Township amended their sign ordinance. Talked about being careful on the sign ordinance due to a recent higher court ruling in favor of a plaintiff stating it was a breach of his constitutional rights. Mr. Walker stated he would try to come up with a possible ordinance by the next Planning Commission Meeting.

Shimunek Custom Builders Sign Manager Chalker passed out picture of sign and permission letter from Wilcox. The sign at this time does not meet our requirements. It is too big and is not affiliated with the existing business.

Motion by Hardenburgh, 2<sup>nd</sup> by Grey to table this request, for not more than ninety days, until an updated sign ordinance can be adopted.

Carried Unanimously

## **New Business**

Sign Application-Les Smith Manager Chalker passed around the application and a picture of the proposed sign.

Motion by Dunn, 2<sup>nd</sup> by Thornhill to approve the temporary sign application as provided for by the ordinance.

Carried Unanimously

Blight Ordinance Discuss at next meeting

## **Public Comments**

George Colby asked about time limits set for fencing. He also requested information on the daycare and the giving of infractions.

Jackie Adkins gave Manager Chalker and Chairman Jack Walker a letter of acceptance of Steve Genus's resignation.

### **Rebuttal to Public Comments**

Chairman Walker stated there was no time limit given for the fencing it was agreed that the fence was valid for one year from the date the site plan was approved. He also is going to request the Marckovichs meet with the Village Council.

### **Adjournment**

The Planning Commission Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

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Jack Walker, Chairman

Prepared by Jessica Bundy

Village of Lake Isabella  
1096 Queens Way Drive  
Lake Isabella, MI 48893  
(989) 644-8654

Minutes  
Planning Commission Meeting  
September 10, 2002 at 7:00 p.m.

The Planning Commission meeting was called to order at 7:00 p.m. by Chairman Jack Walker with the Pledge of Allegiance to the Flag.

Members Present: Jack Walker, Chairman; Members George Dunn, Jeff Grey, David Hardenburgh, Cheryl Lobert, Becky Thornhill.

Members Absent: None

Others Present: Sherry L. Chalker, Village Manager & Jessica Bundy.

Chairman Walker would like to welcome Jeff Grey as the new council representative.

**Motion to approve the August 13, 2002 Planning Commission Meeting Minutes.**

Motion by Dunn, 2<sup>nd</sup> by Lobert to approve the August 13, 2002 Planning Commission Meeting Minutes with addition of revising page two under new business first paragraph to read proposed temporary sign.

Carried Unanimously

**Public Hearings:**

- A. LIPOA Storage Facility Special Land use Permit.
  1. Open Public Meeting at 7:05 pm by Chair Jack Walker.
  2. Public notices were mailed to property owners that live within 300 feet of the property in question and a notice was published in the September 4, 2002 edition of the Morning Sun.
  3. Presentation from the LIPOA:  
Daryl Metcalf, General Manager, said that the LIPOA would like to expand the present storage building. They currently have 202 spaces all of which are full and a list of 20-25 people on a waiting list. They would like to add another 67 spaces, which will be 40 ft. each. This new storage spot will not be lighted and only 90% accessible during

the day and locked at night. They would like to bury a water line around the perimeter of the site in order to plant trees and other vegetation to help reduce the visibility of the site. A cyclone fence just as the existing storage site has will be used to fence this storage building. They would also like a buffer. They are hoping to use water from the county wells. Member Thornhill states that the site plan does not contain the fence, water line, trees, or buffer. Mr. Metcalf stated it was done to the best of his ability and that he would make a complete site plan. Member Hardenburgh asked if the water would be an interference with Gilmore Park. Mr. Metcalf said that it would not affect Gilmore Park at all. Member Grey asked if the site was on the hill. It is. He then asked if it could be covered up. Mr. Metcalf said it would not be able to be completely concealed; however they would do everything they could do that was within their budget. The LIPOA will be purchasing trees such as pine, aspen, and cottonwood. Member Thornhill asked if maybe they could put rows of trees in between the actual sites. Mr. Metcalf said no it would take up too much space. She then asked if this one would get out of hand, as the first one did. Mr. Metcalf said no; this storage unit would only store boats, pontoons, and RV's. Member Thornhill asked if they could move the trees more up towards Queens Way. They could not do that because of the water. Member Grey asked if the trees would surround the sites completely. No, they would only be around three sides of it. The President of the LIPOA board, Mike Austin, stated that they were building this storage mainly for the Village residents and that trees are expensive and the LIPOA has a limited amount of funds in their budget. A landscaper in the audience stated he would donate his time and effort to help with the trees.

4. Public Meeting was closed at 7:25 pm.
5. Discussion among Planning Commission Members  
Chair Walker reminded the Commission that they were either to recommend or deny they Special Land Use Permit, only, at this time
6. **Motion/Deny to recommend the Special Land Use Permit to the Village Council to approve at the September 17, 2002 Meeting.**

Motion by Hardenburgh, 2<sup>nd</sup> by Dunn to recommend approval of the Special Land Use Permit to the Village Council meeting on September 17, 2002.

**B. Patrick Johnson Special Land Use Permit for a dog kennel located at 6813 W. Baseline Rd.**

1. Open Public Meeting at 7:27 pm by Chair Jack Walker.
2. Public Notices were mailed to property owners that live within 300 feet of the property in question and a notice was published in the September 4, 2002 edition of the Morning Sun.

3. Presentation from Patrick Johnson and his brother Tim Johnson  
Tim Johnson gave the presentation. They are using the same site plan as the previous owner only for turning it into a dog kennel. They will be making small improvements and add exercise runs, dog runs, and a security fence. Dogs will be let out three times a day and will be brought in at dusk. They also are asking to be able to live in the kennel. They need not make any structural changes to be able to live in it. Member Hardenburgh spoke on behalf of the property owners on the other side of baseline road from the proposed kennel. He stated that the property owners may some day like to develop this LR-1 area into houses and this might affect their proposed plans. Mr. Johnson stated that the kennel would not be a surprise to prospective homebuyers because it will already be operational when they are looking at the houses. Member Grey asked if the residence in the kennel would be permanent. Mr. Johnson said it would be for now, he does have hopes of building a permanent residence here, however someone would always be staying at the kennel there. Member Grey also asked about proposed signs. Mr. Johnson stated he would put up whatever the sign ordinance would allow. Chair Jack Walker stated that he would allow them to come back and apply for a sign when the Planning Commission has completed their updated sign ordinance. A question was asked as what will be done with the animal waste. The kennel will have concrete floors with drains and the waste will be washed down into the septic system. The waste outside will be shoveled up and dumped into outside dump tanks. Mr. Johnson also stated that dog waste breaks down faster than human waste. He is also looking into purchasing an enzyme he can place in the septic system that will help break down the waste even faster. He assures everyone that he will not just dump the waste out in the woods somewhere. Laura Hardenburgh, an audience member, asked about "light" pollution and "noise" pollution. Mr. Johnson stated that he would not have lights surrounding the entire building however he needed some in the front and in the parking lot for security proposes. He also assures her that the dogs will not be outside all day to sit and bark and again states that the dogs will only be going out three times a day and never after dark. Another audience member states that he thinks it is a great idea, as he has to drive his dog all the way into Mt. Pleasant to board them.
4. Public Meeting was closed at 7:45 pm.
5. Discussion among Planning Commission Members.  
Chair Jack Walker states that the situation is the same as the last Public Hearing.
6. **Motion/Deny to recommend the Special Land Use Permit to the Village Council to approve at the September 17, 2002 Meeting.**

Motion by Thornhill, 2<sup>nd</sup> by Grey to recommend approval of the Special Land Use Permit to the Village Council to approve at the September 17, 2002 Meeting.

Carried Unanimously

**Reports:**

Chairman's Report No report at this time

Zoning Administrator – Sherry Chalker See attached report. Read by George Dunn

Village Council Update Council Member Grey stated that he has just been appointed to the Village Council and has nothing to report at this time however he will be preparing a brief update from now on.

**Old Business:**

Angela Markovich-Update on Special Use Permit

Manager Chalker stated that she went over to inspect the property and has no problem now that the fence is up. She says it looks better than what was originally on the site plan. The Commission thanked Mrs. Markovich for her compliance and for having her services in Lake Isabella.

A motion was made by Dunn and 2<sup>nd</sup> by Hardenburgh to retract the recommendation to the Village Council to revoke Angela Markovich's Special Use Permit.

Carried Unanimously

Discuss Sign Ordinance Chair Jack Walker was not able to offer anything tonight but states that Saginaw Twp. has some sections that we might like to incorporate into ours. Manager Chalker states she has samples also. The Commission members are urged to visit with Manager Chalker to state their opinions and views so that she may revise the ordinance and possibly have it ready for the next Planning Commission Meeting.

Blight Ordinance Discuss at next meeting. The Commission members are also urged to visit with Manager Chalker to state their opinions and views so that she may revise the ordinance and possibly have it ready for the next Planning Commission Meeting.

## **New Business**

### Review site plan for LIPOA Storage Facilities.

#### 1. Review Site Plan

The Commission discussed having applicants meet with Manager Chalker to go over site plan before coming to them to ensure a complete site plan.

A motion was made by Dunn, 2<sup>nd</sup> by Hardenburgh to approve the Site Plan with the condition that the site plan be completed with all necessary information before Chairman Walker signs the Site Plan and sends it to the Village Council.

Carried Unanimously

### Review site plan for Dog Kennel

#### 2. Review Site Plan

Member Hardenburgh thanked Mr. & Mr. Johnson for the complete and informational site plan and for answering all the questions so completely.

A motion by Dunn, 2<sup>nd</sup> by Lobert to approve the Site Plan with the condition that the Special Land Use Permit is approved by the Village Council on September 17, 2002.

Carried Unanimously

At this time there were suppose to be elections for Chairman, Vice-Chairman, and Secretary, however since there is not a complete Commission they would like to wait. Unfortunately two members will be gone on the next meeting and one member will be gone for the November meeting, so the elections will take place in the December 2002 Planning Commission Meeting.

A motion by Dunn, 2<sup>nd</sup> by Lobert was made to suspend the Planning Commission rules and hold elections in the December 2002 meeting.

Carried Unanimously

## **Public Comments**

Laura Hardenburgh stated that the Planning Commission needed to strengthen the Village's sign ordinance and to look into how the signs are lighted. She also thinks the Commission needs to strengthen the Village zoning ordinances and to remove Adult Entertainment section in the Special Land Use Permit section.

Jackie Adkins states that he has been approached numerous times recently by residents saying that nothing has been done to improve Lake Isabella since we became a Village and he would just like to say that there has been improvements. We have an airport, a gas station/convenience store, a sales office, and a Restaurant/Bar that is coming soon.

### **Rebuttal to Public Comments**

The Commission stated in rebuttal to Mrs. Hardenburgh that they are redoing their sign ordinance and that the reason they cannot remove Adult Entertainment is because if it is not stated anywhere in the zoning, than it can then come in anywhere.

At this time, George Dunn has asked to be excused from the October 8, 2002 meeting, November 12, 2002 meeting, and February 12, 2003 meeting due to traveling.

A motion by Grey, 2<sup>nd</sup> by Hardenburgh was made to excuse George Dunn from the October 8, 2002 meeting, November 12, 2002 meeting, and February 12, 2003 meeting.  
Carried Unanimously

### **Adjournment**

The Planning Commission Meeting adjourned at 8:40 p.m.

Respectfully Submitted,

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Jack Walker, Chairman

Prepared by Jessica Bundy

**Village of Lake Isabella  
1096 Queens Way Drive  
Lake Isabella, MI 48893  
(989) 644-8654**

**Minutes  
Planning Commission Meeting  
October 8, 2002 at 7:00 p.m.**

The Planning Commission meeting was called to order at 7:04 p.m. by Chairman Jack Walker with the Pledge of Allegiance to the Flag.

Members Present: Jack Walker, Chairman; Members Bill Dunham, Cheryl Lobert, Becky Thornhill.

Members Absent: George Dunn (excused at the 9-10-02 meeting), David Hardenburgh (excused at the 9-10-02 meeting), and Jeff Grey

Motion made by Thornhill, 2<sup>nd</sup> Lobert to excuse Jeff Grey.  
Carried Unanimously

Others Present: Sherry L. Chalker, Village Manager & Jessica Bundy.

**Motion to approve the agenda**

No motion was made

**Motion to approve the September 10, 2002 Planning Commission Meeting Minutes.**

Motion by Lobert, 2<sup>nd</sup> by Thornhill to approve the September 10, 2002 Planning Commission Meeting Minutes.

Carried Unanimously

**Public Hearings:**

- A. Special Land Use Permit-Christie Schlarf, Family Daycare Facility.
  1. Open Public Meeting at 7:08 pm by Chair Jack Walker.
  2. Public notices were mailed to property owners that live within 300 feet of the property in question and a notice was published in the October 2, 2002 edition of the *Morning Sun*.

3. Presentation from Christie Schlarf:

Christie stated that she was licensed for up to and including six children. She currently is full in the afternoon with two preschoolers and four after school kids however could take four kids in the morning. Jack Walker asked if she operated alone and Christie said she did. Bill Dunham asked if the State License allowed a play area not to be fenced and Christie said that the state only requires a fence if there is a river or a busy road. Manager Chalker stated that she had received a couple of calls from surrounding residents and one of them asked if a sign saying "Slow, Children at play". Christie replied the only traffic they really get is the garbage truck and school buses. Gene Plume, a neighbor, stated that the daycare is on a cul-de-sac and that even if they get traffic the traffic still has to go slow because of the sharpness of the cul-de-sac.

4. Public Meeting was closed at 7:16 pm.

5. Discussion among Planning Commission Members

6. **Motion/Deny to recommend the Special Land Use Permit to the Village Council to approve at the October 15, 2002 Meeting.**

Motion by Thornhill, 2<sup>nd</sup> by Lobert to recommend approval of the Special Land Use Permit to the Village Council at the October 15, 2002 Meeting.

Carried Unanimously

**Reports:**

Chairman's Report:

Jack Walker asked if the Special Land Use Permit for the LIPOA and Patrick Johnson had been approved or denied at the last Council meeting. Manager Chalker stated that both had been approved.

Zoning Administrator:

Sherry Chalker See attached report.

Village Council Update :

The Village Council is going through the motions of adopting an ordinance for Metro Communication.

## **Old Business:**

Discuss Sign Regulations Tabled

Blight Ordinance Tabled

## **New Business**

### Review site plan for Christie Schlarf, Daycare Facilities.

#### 1. Review Site Plan

Becky Thornhill went on record to say that the site plan was not completely filled out. Jack Walker stated that he would need to have a copy of Mrs. Schlarf's State License. Manager Chalker stated that she would work with Mrs. Schlarf on the Site Plan.

A motion was made by Dunham, 2<sup>nd</sup> by Thornhill to approve the Site Plan with the condition that the site plan is completed with all necessary information including a copy of her State License and pending approval of the Special Land Use Permit by the Village Council before Chairman Walker signs the Site Plan.

Carried Unanimously

2. Dave Shoemaker presented the Planning Commission with a rezoning application. He would like to be on the agenda for next Planning Commission meeting. He is asking to rezone an LR-1 lot to a C-1 lot. Manager Chalker stated that Mr. Shoemaker did not follow proper procedure, as the application should have been presented to the Village Office first.

3. Mike Scherba and Dave Ochander wanted to inform the Planning Commission that the Property Owners Association is in the process of updating their Building and Use Restrictions. They would like to see the progress of the Septic Task Force. They recommended that the Village retain the lots they own until after the Building and Use Restrictions are amended.

## **Public Comments**

Dave Ochander commented on doing a Light Pollution study and to look into the lighted sign at the Century 21 building.

**Rebuttal to Public Comments** None

## **Adjournment**

The Planning Commission Meeting adjourned at 8:56 p.m.

Respectfully Submitted,

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Jack Walker, Chairman

Prepared by Jessica Bundy

**Village of Lake Isabella  
1096 Queens Way Drive  
Lake Isabella, MI 48893  
(989) 644-8654**

**Minutes  
Planning Commission Meeting  
November 12, 2002 at 7:00 p.m.**

The Planning Commission meeting was called to order at 7:08 p.m. by Chairman Jack Walker with the Pledge of Allegiance to the Flag.

Members Present: Jack Walker, Chairman; Members Bill Dunham, Becky Thornhill, Jeff Grey.

Members Absent: George Dunn (excused at the 9-10-02 meeting), David Hardenburgh, and Cheryl Lobert.

Motion made by Dunham, 2<sup>nd</sup> by Thornhill to excuse Dave Hardenburgh and Cheryl Lobert.

Carried Unanimously

Others Present: Sherry L. Chalker, Village Manager & Jessica Bundy.

**Motion to approve the agenda**

No motion was made

**Motion to approve the October 8, 2002 Planning Commission Meeting Minutes.**

Motion by Grey, 2<sup>nd</sup> by Dunham to approve the October 8, 2002 Planning Commission Meeting Minutes.

Carried Unanimously

**Public Hearings:**

- A. David Shoemaker, Lake Isabella Land Company, Rezoning Application for 1006 Clubhouse Drive.
  1. Open Public Meeting at 7:14 pm by Chair Jack Walker.
  2. Public notices were mailed to property owners that live within 300 feet of the property in question and a notice was published in the November 6, 2002 edition of the *Morning Sun*.

3. Presentation from David Shoemaker:

Dave is requesting to rezone this property from LR-1 to C-1. It will be an office building/CPA firm. He has made this building handicap accessible. He stated that this property is already surrounded on three sides by C-1. Dave also stated that the three lots in between the proposed lot and the Clubhouse are owned by himself and he would have no problem changing them into C-1 if he had the opportunity.

Bill Dunham asked Dave if he would object to the three lots to the west being changed to C-1. Dave stated that if there was a need, such as the Golf Course needing a bigger parking area, he would consider.

Jeff Grey asked Dave if this property would be sharing a driveway with the Century 21 building. Dave said yes it would.

Laura Hardenburgh asked if Dave built the house to be sold as residential. Dave said no. A builder came to him and wanted to build a spec home on that property. Dave gave the builder a land contract. The builder built the house and tried to sell it. He had a difficult time selling it so he offered it back to Dave. Dave bought it and made an office out of it.

4. Public Meeting was closed at 7:24 pm.

5. Staff Review

The Planning Commission members debated and discussed different levels of Commercial use, the need for them, and how to get started on implementing the process of obtaining them in or Zoning Ordinance.

Sherry Chalker recommended the Planning Commission make a recommendation to the Council to rezone lots 147-149 to C-1 also.

**6. Motion/Deny to recommend to the Village Council to approve Zoning Amendment # 2002-02 at the November 19, 2002 Village Council Meeting.**

Motion by Thornhill, 2<sup>nd</sup> by Dunham to recommend to the Village Council to approve Zoning Amendment #2002-02 at the November 19, 2002 Meeting.

Carried Unanimously

## **Reports:**

### Chairman's Report:

No Report

### Zoning Administrator:

Sherry Chalker See attached report.

### Village Council Update :

- The Village Council approved the Special Land Use Permit for Christie Schlarf.
- President Adkins made the following Appointments:
  - Arvil King – Street Committee
  - Janet Lein – Airport Committee
  - Tom Courser - Airport Committee
  - Patricia Knight – Assistant Airport Manager
  - Jeff Grey – Health Task Force Committee
- The Village Council approved the resolution to allow the salt/sand storage to be fixed by Wilcox to allow for proper storage.
- At this time, the Village Council has tabled the resolution dealing with the curbing at El Camino Grande.
- The Village Council also approved the Metro – Transport resolution.

### Other

None

## **Old Business:**

Discuss Sign Regulations Tabled

### Blight Ordinance

Bill Dunham asked if there was a time period in which the property owners have to comply. Manager Chalker stated that they did it was 30 days from notification. He then wanted to know whom the expenses go to. Manager Chalker told him it would go to the Property Owners. It was then asked what if the Property Owners cannot or will not pay. It was then stated that the monies owed would be placed on a lien against the home. Mr. Dunham asked if the phrase “not limited to” gives the Village a strong enough leg to stand on. Manager Chalker assured him it did. Becky Thornhill wanted to take out or revise the statement unused appliances. She said that people might actually try to cook outside on a stove. After discussion, it was stated that a possible solution would be to say “unused or discarded appliances”. Mr. Frank Cooley spoke about possibly doing an Equity Foreclosure on the homes that did not pay their incurred expense. It was also brought to attention changing the lot maintenance to maybe include the word dwelling.

Chairman Walker stated that he did not want to take action on this until they had a full Council. The Planning Commission will discuss this further in the December 10, 2002 meeting.

#### Progress of Health Task Force

Becky Thornhill and Jeff Grey are talking and discussing issues. Jeff is trying to get a hold of the Health Department. Becky stated that a meeting was needed and that she will be setting one up. Jack Walker asked Bill Dunham, Jeff Grey, and Becky Thornhill to work on a recommendation and bring it to the next meeting (December 10, 2002).

#### **New Business**

##### A. Parcel Division – Elmer Ledbetter

###### 1. Presentation from Elmer Ledbetter

A representative from Rowe Inc. made a presentation on Elmer's behalf. Jack Walker stated that Elmer is asking for a split, which would bring his total number of splits up to four. Elmer is allowed up to seven splits with the possibility of two more splits if he keeps 60% for ten years. Jack stated that Elmer more than meets the requirements for a parcel split.

###### 2. Staff Review

Becky Thornhill asked what the exception was on the deed. It was stated that the exception was still considered part of Elmer's property because all Elmer did was deed it over into his Trust. Jack Walker stated that he would have to get with Elmer because he would like to know exactly how many acres are remaining. Bill Dunham asked if Elmer had any lots on the water. It was answered yes.

###### 3. Discussion from Planning Commission Members.

###### 4. **Motion/Deny Elmer Ledbetter's Parcel Division. Lot "H". (See Legal Description)**

Motion by Dunham, 2<sup>nd</sup> by Thornhill to approve the division of parcel "H" with the attached legal description for the applicant Elmer Ledbetter based on Section 109 (a)(2) of the Land Division Act 288 of 1967, as amended, with the statement attached that if a building permit is not issued for a parcel of less than one (1) acre in size then the Village of Lake Isabella, it's Officers, Officials, or employees can not be held liable for failure of a building permit to be issued.

Carried Unanimously

Chairman Walker asked that someone make the same motion for the parcels “E” and “F” which were previously split.

Motion by Dunham, 2<sup>nd</sup> by Thornhill to approve the division of parcel “E” and “F” with the attached legal description for the applicant Elmer Ledbetter based on Section 109 (a)(2) of the Land Division Act 288 of 1967, as amended, with the statement attached that if a building permit is not issued for a parcel of less than one (1) acre in size then the Village of Lake Isabella, it’s Officers, Officials, or employees can not be held liable for failure of a building permit to be issued.

Carried Unanimously

### Other

Jeff Grey stated that he would like to deal with one major issue at a time.

### **Public Comments**

Laura Hardenburgh concurred with Dave Ochander, who spoke at the last meeting, on light pollution. Laura is glad the Village will be holding off on the sale of Village Lots. She was happy that a Blight Ordinance was finally happening. She is concerned about the weed section of the blight ordinance, how will people with lots of trees on their lots comply. She is also concerned with the abandoned car on La Cruz. Another item she would like to see added to the Blight Ordinance is grills.

### **Rebuttal to Public Comments**

Sherry stated that she could not do everything at once, that everybody needed to understand that everyone is coming at her for different things, and that she needs to get more familiar with certain things.

George Colby answered Laura’s question on the weeds it is only lots with dwellings on them. He also stated that they have the VIN number on the abandoned car and is looking into it.

Becky Thornhill stated that she appreciates the speed at which Manager Chalker is catching on.

## **Adjournment**

The Planning Commission Meeting adjourned at 9:05 p.m.

Respectfully Submitted,

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Jack Walker, Chairman

Prepared by Jessica Bundy

**Village of Lake Isabella  
1096 Queens Way Drive  
Lake Isabella, MI 48893  
(989) 644-8654**

**Minutes  
Planning Commission Meeting  
December 10, 2002 at 7:00 p.m.**

The Planning Commission meeting was called to order at 7:04 p.m. by Chairman Jack Walker with the Pledge of Allegiance to the Flag.

Members Present: Jack Walker, Chairman; Members Bill Dunham, Becky Thornhill, Jeff Grey, George Dunn, David Hardenburgh, and Cheryl Lobert.

Members Absent: None

Others Present: Sherry L. Chalker, Village Manager & Jessica Bundy.

**Motion to approve the November 12, 2002 Planning Commission Meeting Minutes.**

Motion by Dunham, 2<sup>nd</sup> by Grey to approve the November 12, 2002 Planning Commission Meeting Minutes.

Carried Unanimously

**Public Hearings:** None

**Reports:**

Chairman's Report:

Chairman Walker stated that he had written a letter to Elmer Ledbetter stating where everything stands for Elmer's Land Division and future divisions.

Zoning Administrator:

Sherry Chalker See attached report.

Village Council Update :

- The Village Council rejected resolution 2002-14 regarding curbing.
- The Village Council approved three other resolutions
  - Stop the Annual Meetings
  - Acting Village Manager

- Putting Village Manager on Checking Accounts
- At this time, the Village Council approved a sign to go on Coldwater Rd for El Camino Grande.
- The Village Council also approved the Re-Zoning recommended to them by the Planning Commission for Lake Isabella Land Company.

Other

None

**Old Business:**

Blight Ordinance

Chairman Walker asked to change the word “courthouse” to “Isabella County”.

Planning Commission members reviewed the ordinance and made minor changes.

Motion by Dunn, 2<sup>nd</sup> by Lobert to recommend the Blight Ordinance as modified to the Village Council for their adoption.

Carried Unanimously

Health Issues Recommendation

Becky Thornhill wrote a proposed letter. George Dunn does not think the Village is prepared to sell the lots at this time. Dave Hardenburgh thinks the Village needs a sewer system. George Dunn feels that more lots should be opened up for building and that the Health Department should be responsible for allowing that. Mr. Dunn also asked about other methods of septic systems such as above ground systems. Bill Dunham stated his concerns on why the Village should keep all the Village owned lots. The reasons were: Using the lots for future use, being able to help the LIPOA with their Building and Use Restrictions, not controlling growth and re-capturing costs when sold. The Planning Commission members decided to make a recommendation at the next Planning Commission meeting.

**New Business**

A. Site Plan Review - Al Davis

Al is proposing a 32x120 storage building. He would rent out what he did not need. Chairman Walker asked if vehicles could be stored there. Yes, the units would be ten by thirty. Chairman Walker also asked if Mr. Davis would be in competition with Mr. Darling’s storage. Mr. Davis said not really. Member Hardenburgh asked if any hazardous materials would be stored there. Mr. Davis said no.

B. Staff Review – See Attached

C. Motion to approve or Deny Site Plan

Motion by Dunn, 2<sup>nd</sup> by Hardenburgh to approve Site Plan as presented for Storage by Al Davis located at 111 S. Coldwater Rd.

Carried Unanimously

A. Site Plan Review – Lake Isabella Land Development

Shoemaker reviewed the site plan. He said that an easement can't be granted yet because he is selling lots 144 and 145 on a land contract.

B. Staff Review – See Attached

C. Motion to approve or Deny Site Plan

Motion by Dunn, 2<sup>nd</sup> by Lobert to approve Site Plan as presented for a professional building by Lake Isabella Land Development located at 1006 Clubhouse.

Carried Unanimously

### **Election of Chair**

1. Nomination(s)

George Dunn nominates Bill Dunham

2. Motion to elect Chair

Motion by Dunn, 2<sup>nd</sup> by Hardenburgh to elect Bill Dunham as Chairperson of the Planning Commission.

Motion Carried

Walker – Yes  
Dunham – No  
Dunn – Yes  
Grey – Yes  
Hardenburgh – Yes  
Lobert – Yes  
Thornhill - Yes

### **Election of Vice-Chair**

1. Nomination(s)

George Dunn nominates Becky Thornhill

2. Motion to elect Chair

Motion by Dunn, 2<sup>nd</sup> by Hardenburgh to elect Becky Thornhill as Vice-Chairperson of the Planning Commission.

Motion Carried

Walker – Yes

Dunham – No

Dunn – Yes

Grey – Yes

Hardenburgh – Yes

Lobert – Yes

Thornhill – Yes

### **Election of Secretary**

3. Nomination(s)

George Dunn nominates Cheryl Lobert

4. Motion to elect Secretary

Motion by Dunn, 2<sup>nd</sup> by Hardenburgh to elect Cheryl Lobert as Secretary of the Planning Commission.

Motion Carried

Walker – Yes

Dunham – No

Dunn – Yes

Grey – Yes

Hardenburgh – Yes

Lobert – Yes

Thornhill - Yes

### **Public Comments**

Elmer Ledbetter is for the Village keeping all the Village owned lots.

Mike Sherba appreciates the support of the Village for holding the Village owned lots.

Elmer Ledbetter spoke on the issue of the Lagoons/Sewer and having a Sewer Commission.

**Rebuttal to Public Comments**

George Dunn replied to the Lagoon/Sewer question by saying that we should take it one project at a time and that the Village needs to concentrate on the Street Project right now.

Former Chairman Walker thanked the Planning Commission for their assistance and tolerance.

**Adjournment**

The Planning Commission Meeting adjourned at 9:00 p.m.

Respectfully Submitted,

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Jack Walker, Chairman

Prepared by Jessica Bundy