



1096 Queens Way
Lake Isabella, MI, 48893
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January 11th, 2005
Regular Meeting Minutes

A regular meeting of the Lake Isabella Planning Commission was called to order at 6:59 P.M. Chairman Bill Dunham and a roll call of members was taken by Secretary Lobert.

Members Present: Dunham, Lobert, Kahn, Thornhill, Torgerson and Walker

Members Absent: Grey

The agenda was accepted as presented.

The minutes of the December 14th, 2004 and December 30th, 2004 meetings were approved as presented.

Reports

Dunham commented on the Village lots and discussions with Herm Otto regarding a Village office building. He commented on the need to study other municipal office buildings for the size and facilities to compare to. He also noted that the LIPOA meeting on the 12th would feature a historical presentation of the community by himself, Buzz Bowerman, Arnie Griffin, and Ken Torgerson.

Manager Wolff gave a report on various issues regarding zoning permits, code enforcement, the Master Plan Survey, and the office staff

Commissioner Grey arrived at 7:11 P.M.

Wolff gave the Council report and highlighted the events of the December Council meeting including the adoption of Resolution 2004-29, GASB 34, and various budget amendments that were made.

Existing Business

1. Public Hearing

Chairman Dunham opened a Public Hearing of the Planning Commission regarding Ordinance 2004-05, in accordance with PA 207 of 1921, at 7:14 PM. A draft of the sign ordinance was reviewed and one typo was corrected.

There were no public comments and Dunham closed the Public Hearing at 7:17 PM.

Motion made by Walker, seconded by Torgerson, to recommend to the Village Council adoption of Ordinance 2004-05 regarding signs. ROLL CALL VOTE: YEAS; Kahn, Walker, Grey, Thornhill, Torgerson, Lobert, and Dunham; NAYS; None. MOTION TO RECOMMEND ADOPTION CARRIED UNANIMOUSLY

2. Village Owned Lots

The Planning Commission reviewed the locations from their December 30th Special Meeting and took a survey of the members as to their preference of location.

Village Office

Isabella North - 30 Points

Current Location - 20 Points

Airport – 14 Points

DPW – EMS Garage if Separate

Isabella North – 26 Points

Sewer Lagoon – 18 Points

Current Location – 17 Points

Airpark – 16 Points

Based on this information it was agreed to schedule a meeting with Herm Otto for 8:00 AM on January 20th to discuss needs and ideas regarding a Village office building for Isabella North.

New Business

1. 2005 Meeting Dates

Motion made by Walker, seconded by Lobert, to hold the regular meetings of the Planning Commission on the second Tuesday of the month, at 7:00 PM. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

2. Public Hearing For Re-Zoning

Chairman Dunham opened a Public Hearing of the Planning Commission regarding a re-zoning request, which if adopted would be Ordinance 2005-01, in accordance with PA 207 of 1921, at 7:38 PM.

Public Comments

Jack Draper – 2014 Seabury – Feels it is a nice area and should be kept residential and is opposed to re-zoning the property to Industrial.

The Delong's – 2000 Seabury – Concerned about the effect on property values and traffic, they are also opposed to the request.

The Lamb's – Bonanza – Requesting the re-zoning in order to build stump grinders via a patent they obtained in their garage. They feel there would be little disturbance to the area and would only operate 9-5 hours.

With there being no further public comments Chairman Dunham closed the Public Hearing at 8:05 PM.

There was discussion from the Planning Commission regarding the request. Walker, Kahn and Thornhill all noted that this would be more likely a Home Occupation as out lined in Article XV of the Zoning Ordinance.

Motion made by Thornhill, seconded by Grey, to recommend the re-zoning to the Village Council. ROLL CALL VOTE: YEAS; None; NAYS; Kahn, Walker, Grey, Thornhill, Torgerson, Lobert, and Dunham; MOTION TO RECOMMEND ADOPTION NOT CARRIED

Public Comments/Questions

None

With there being no further business before the Planning Commission the Commission stood in adjournment at 8:37 P.M.



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February 8th, 2005
Regular Meeting Minutes

A regular meeting of the Lake Isabella Planning Commission was called to order at 7:00 P.M. Chairman Bill Dunham.

Members Present: Dunham, Grey, Lobert, Kahn, Thornhill, Torgerson and Walker
Members Absent: None

The agenda was accepted as presented.

The minutes of the January 11th, 2005 were approved as presented.

Reports

Dunham commented on the upcoming meeting of the LIPOA and Whispering Pines.

Manager Wolff gave a report on various issues regarding zoning permits, code enforcement, the Master Plan Survey, and the office staff. He also commented on a the draft of a renters ordinance that he has been working on.

Grey gave the Council report and highlighted the events of the January Council meeting including the adoption of two resolutions.

Existing Business

1. Village Owned Lots

The Planning Commission continued its review of the Village lots. There was discussion about the character of future building and also future land use needs such as a cemetery.

Motion made by Thornhill, seconded by Walker, to recommend that the Village Council pursue various lots in Isabella North to form a large continuous track of land, and to also retain all corner lots and at least 1 lot in each plat. ROLL CALL VOTE: YEAS; Kahn, Walker, Grey, Thornhill, Torgerson, Lobert, and Dunham; NAYS; None. MOTION TO RECOMMEND CARRIED UNANIMOUSLY

2. Master Plan Surveys

The Planning Commission reviewed part of the Master Plan survey dealing with future needs. Manager Wolff recommended that there be a Special meeting in April to completely review the surveys once they have been finalized.

New Business

1. Permit Fees

Manager Wolff submitted a list of fees and recommendations of changes regarding Village permits. There was also discussion over the Site Plan Escrow account, it was agreed to schedule a Public Hearing for the March meeting on the proposed ordinance dealing with the escrow account.

Motion made by Walker, seconded by Kahn, to recommend to the Village Council the proposed fee changes as presented. VOICE VOTE: YEAS; Kahn, Walker, Grey, Thornhill, Torgerson, Lobert, and Dunham; NAYS; None. MOTION TO RECOMMEND CARRIED UNANIMOUSLY

2. Election of Officers

Motion made by Walker, seconded by Grey, to nominate Dunham as Chairman until August of 2005, nomination accepted. VOICE VOTE: YEAS; Kahn, Walker, Grey, Thornhill, Torgerson, Lobert, and Dunham; NAYS; None. MOTION TO RECOMMEND CARRIED UNANIMOUSLY

Motion made by Thornhill, seconded by Grey, to nominate Walker as Vice-Chair until August of 2005, nomination accepted. VOICE VOTE: YEAS; Kahn, Walker, Grey, Thornhill, Torgerson, Lobert, and Dunham; NAYS; None. MOTION TO RECOMMEND CARRIED UNANIMOUSLY

Motion made by Walker, seconded by Kahn, to nominate Lobert as secretary until August of 2005, nomination accepted. VOICE VOTE: YEAS; Kahn, Walker, Grey, Thornhill, Torgerson, Lobert, and Dunham; NAYS; None. MOTION TO RECOMMEND CARRIED UNANIMOUSLY

Public Comments/Questions

Mike Scherba – Commented on the possible regulations regarding a high speed internet tower on his property and the zoning involved.

With there being no further business before the Planning Commission the Commission stood in adjournment at 8:55P.M.



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March 8th, 2005
Regular Meeting Minutes

A regular meeting of the Lake Isabella Planning Commission was called to order at 7:00 P.M. by Vice-Chair Walker.

Members Present: Grey, Kahn, Thornhill, Torgerson and Walker
Members Absent: Dunham and Lobert

Motion made by Thornhill, seconded by Torgerson, to excuse Dunham and Lobert for the March 2005 meeting. VOICE VOTE; MOTION CARRIED

The agenda was accepted as presented.

Motion made by Thornhill, seconded by Kahn, to approve the minutes of the February 8th, 2005 were approved as presented. VOICE VOTE; MOTION CARRIED

Reports

Walker commented on the boat launch for the Whispering Pines and their discussions with the LIPOA.

Manager Wolff gave a report on various issues regarding zoning permits, code enforcement, the Master Plan Survey, the TSI Committee Meeting, and the progress made regarding the DEQ and CMDHD.

Grey gave the Council report and highlighted the events of the February Council meeting including the discussion over compensation for the Planning Commission.

Existing Business

1. **PUBLIC HEARING FOR PROPOSED SITE PLAN REVIEW ORDINANCE**

Vice-Chair Walker opened a Public Hearing of the Planning Commission regarding the proposed draft for the ordinance dealing with the Site Plan Review Escrow Account, in accordance with PA 207 of 1921, at 7:25 PM.

There were no public comments; there were several comments from the Planning Commission on the details of the ordinance. After such discussion Walker closed the Public Hearing at 7:32 PM.

Motion made by Thornhill, seconded by Kahn, to recommend to the Village Council adoption of the proposed ordinance regarding the Site Plan Escrow Account. ROLL CALL VOTE: YEAS; Kahn, Walker, Grey, Thornhill, and Torgerson; NAYS; None. MOTION TO RECOMMEND ADOPTION CARRIED UNANIMOUSLY

2. Master Plan Surveys

The Planning Commission reviewed part of the Master Plan survey dealing with desired residential and commercial growth. The clear consensus of the survey was for single family residential development and service type businesses as opposed to larger retail operations. The Planning Commission will review the survey at their April meeting.

New Business

1. Compensation

As requested from the Village Council the Planning Commission discussed compensation for the board. All members stated their desire to serve the community and felt the funds could be better used elsewhere in the budget than by compensating themselves.

Motion made by Thornhill, seconded by Grey, to respectfully decline the offer of compensation at this time. VOICE VOTE: MOTION TO DECLINE CARRIED UNANIMOUSLY.

2. P.C. Resolution 2005-01 "Duquesa Drive."

Motion made by Grey, seconded by Torgerson, to approve Resolution 2005-01 regarding Duquesa Drive. ROLL CALL VOTE: YEAS; Kahn, Walker, Grey, Thornhill, and Torgerson; NAYS; None. MOTION TO ADOPT CARRIED UNANIMOUSLY.

Public Comments/Questions

No public was present

With there being no further business before the Planning Commission the Commission stood in adjournment at 8:15P.M.



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April 12th, 2005
Regular Meeting Minutes

A regular meeting of the Lake Isabella Planning Commission was called to order at 7:00 P.M. by Chairman Dunham.

Members Present: Dunham, Grey, Kahn, Lobert, Thornhill, and Torgerson.
Members Absent: Walker

Motion made by Thornhill, seconded by Torgerson, to excuse Walker for the April 2005 meeting. VOICE VOTE; MOTION CARRIED

The agenda was accepted as presented without objection.

Motion made by Thornhill, seconded by Lobert, to approve the minutes of the March 8th, 2005 were approved as presented. VOICE VOTE; MOTION CARRIED

Reports

Dunham thanked Walker for serving as the Chair for the last. Dunham then commented on the Master Plan surveys and his observations as to the ages that responded and the need to address community issues for all age groups. He then suggested that once the draft is completed to hold several public workshop sessions for people to comment on the Master Plan draft.

Manager Wolff gave reported on a concern of his regarding attached garages. It was agreed to add this under New Business #2 to the agenda.

Grey gave the Council report and highlighted the events of the March Council meeting.

Existing Business

1. Master Plan Surveys

The Planning Commission reviewed the completed Master Plan survey. There were numerous comments made on the contents. Wolff reported that he would have a completed draft of Master Plan update ready for the Planning Commission at the June meeting.

New Business

1. Airport Commercial Zoning

The Airport Board has recommended a new zoning district for the Airport and has submitted the draft to the Planning Commission for their review. There was brief

discussion over the draft, it was agreed to study it for a month and review it at the May meeting.

2. Discussion over Section 3.08 of the Zoning Ordinance

The Planning Commission reviewed the concerns raised by Manager Wolff and the language he has proposed be added to the Zoning Ordinance in reference to attached garages. The Planning Commission was in agreement that this is a high priority item and is urging the Village Council to take immediate action on the matter. A Public Hearing was set for the regular meeting of the Planning Commission scheduled for Tuesday May 10th, 2005.

Public Comments/Questions

Dave Ochander: Commented on the Master Plan Survey and his desire for the LIPOA to work with the Village on several of the issues, especially recreation.

Al Apsitis: Commented on the Master Plan Survey and his desire as the LIPOA Manager to work with the Village Manager and the Village on the long term planning and development of the community.

With there being no further business before the Planning Commission the Commission stood in adjournment at 9:37P.M.



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June 14th, 2005
Regular Meeting Minutes

A regular meeting of the Lake Isabella Planning Commission was called to order at 7:00 P.M. by Chairman Dunham.

Members Present: Dunham, Grey, Kahn, Lobert, Thornhill, Torgerson, and Walker
Members Absent: None

The agenda was accepted as presented without objection.

Minutes of the May 10th, 2005 and May 24th, 2005 meeting were approved as presented without objection.

Reports

No Chairman's report was given.

Manager Wolff reported on the status of Whispering Pines and the unbuildable lots in Airpark.

Grey gave the Council report from the May meeting. The meeting dealt with the Village insurance coverage, approval of the 2005-2006 budget, and the annual review of the Village Manager.

Existing Business

1. Proposed Ordinance on Zoning Regulations for Garages.

Walker: Questioned what is there to prevent conveying a detached onto a separate lot currently in the zoning? There was discussion regarding this situation.

Kahn: Commented on whether the allowed sizes are too big in the proposed changes.

Dunham: Commented on keeping structures harmonious in residential areas, and not allowing accessory structures to be built on separate lots. Thornhill commented on some municipalities solve this problem by requiring the detached building to straddle the lot line.

Wolff discussed the sizes allowed for waterfront and non-waterfront issues

There was discussion from all members of the Planning Commission on the above comments.

Commissioner Lobert left at 9:06 P.M.

The Planning Commission discussed the changes and comments made earlier and decided that it would not be possible to come to a complete understanding of the issue and that more time was needed.

Motion made by Walker, seconded by Kahn, to recommend to the Village Council extending the moratorium for at least two months. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

Motion made by Walker, seconded by Thornhill, to hold a Special Meeting of the Planning Commission on Tuesday May 24th at 5:30 P.M. to discuss the garage issue further. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

2. Master Plan Update

New Business

1. Rules and Procedure

There was discussion and it was agreed to receive a complete copy of the Rules at the next meeting.

Public Comments/Questions

Celest Gooding of Clubhouse: Commented on her disappointment on allowing the garage on Par Drive to be built, and asked if there was any way to prevent it from being completed.

Mike Scherba of Lincoln: Not allowing detached garages on separate but attached lots would be a bad change. It helps control density and reflects about 10% of the permits that are being applied for. Possibly force people to do a deed restriction into combining lots into one lot that is not dividable in the future. Also commented on how the garage on Par Drive was approved with the Architectural Control Committee.

With there being no further business before the Planning Commission the Commission stood in adjournment at 9:46 P.M.



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May 24th, 2005
Special Meeting Minutes

A special meeting of the Lake Isabella Planning Commission was called to order at 5:47 P.M. by Chairman Dunham.

Members Present: Dunham, Grey, Kahn, Lobert, Thornhill, Torgerson, and Walker
Members Absent: None

Business

1. Proposed Ordinance Garages

The Planning Commission continued its discussion over the garage ordinance. The Commission agreed to address the matter again at the June meeting and hopefully resolve it then with a recommendation to the Council.

Public Comments/Questions

None

With there being no further business before the Planning Commission the Commission stood in adjournment at 8:56 P.M.



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June 14th, 2005
Regular Meeting Minutes

A regular meeting of the Lake Isabella Planning Commission was called to order at 7:00 P.M. by Chairman Dunham.

Members Present: Dunham, Grey, Kahn, Thornhill, Torgerson, and Walker
Members Absent: Lobert

The agenda was accepted as presented without objection.

Minutes of the May 10th, 2005 and May 24th, 2005 meeting were approved as presented without objection.

Reports

Dunham commented on thoughts of his regarding the direction of the garage issue and the need to resolve the matter as soon as possible.

Manager Wolff reported on the status of Whispering Pines and the unbuildable lots in Airpark.

Grey gave the Council report from the May meeting. The meeting dealt with the Village insurance coverage, approval of the 2005-2006 budget, and the annual review of the Village Manager.

Existing Business

1. Proposed Ordinance on Zoning Regulations for Garages.

The Commission continued its review of the proposed changes to the Village's zoning regarding garages. The discussion centered on the following; definitions, height restrictions, size restrictions, distance between the primary structure and an accessory building, ingress and egress locations, criteria for multiple lots to be considered a single lot, setbacks, and landscaping. Dunham also asked for input from Mike Scherba in the discussion. After over two hours of discussion Grey asked for consent to end the discussion for the evening and to call a special meeting to continue the discussion. He also asked that Public Comments be allowed next in the meeting. There was no objection from the Commission on this request.

2. Master Plan Update

Wolff presented the Commission with a draft of the Master Plan update. Dunham complemented Wolff on the draft and the organization of it. Wolff requested that

the Planning Commission review it for any errors and corrections that need to be made prior to presenting the draft to the public both on line and in a workshop setting. The Commission agreed to this request and would get to Wolff their corrections by the July meeting, at that time the Planning Commission would set dates for workshops for the public to comment on the draft.

3. Rules and Procedures

The members of the Commission received copies of the adopted rules.

New Business

There was no New Business.

Public Comments/Questions (At the request of Grey, who was concerned about the time, Public Comments were received prior to items #2 and #3 of Existing Business)

Elmer Ledbetter: Presented a plan to build onto the existing office building and keep the Village and LIPOA in the same location.

Mike Scherba: Complemented the Commission on the work done on the Master Plan and the garage issue.

Bob Burgess: Commented on his desire to build and to see the garage matter resolved as soon as possible.

With there being no further business before the Planning Commission the Commission stood in adjournment at 10:04 P.M.



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July 11th, 2005
Special Meeting Minutes

The meeting was called to order at 7:02 pm.

Members Present: Dunham, Kahn, Grey, Torgerson and Thornhill

Members Absent: Lobert and Walker

Business

The proposed ordinance relating to accessory structures was reviewed. The main points of discussion were over a proposed deed restriction and also the size of accessory structures and the number allowed.

The Commission agreed to review the matter at the meeting on the 12th.

Public Comments

Joe Hamerlee: Feels that there should be little if any standards in place and have everything done on an individual basis.

Harold and Judy Milette: Feel that the size need to be larger as they have plans to build and feel that it would not be an eyesore.

The Planning Commission adjourned at 9:13 pm.



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July 12th, 2005
Regular Meeting Minutes

The meeting was called to order at 7:00 pm by Dunham and the pledge of allegiance was recited.

Members Present: Dunham, Grey, Kahn, Lobert, Torgerson and Thornhill
Members Absent: Walker

The agenda was accepted as presented.

The minutes of the June 14th, 2005 meeting were accepted as presented without objection.

Public Comments/Questions

None

Dunham gave a brief report on his thoughts on the status of the proposed ordinance on garages.

Wolff gave the Manager's report.

Grey gave the Village Council report.

Public Hearing for Special Land Use Application 2005-01

Dunham opened a public hearing for Special Land Use application 2005-01 at 7:14 pm.

Marcia Lindberg presented her request for her home based internet broker business and stated that she had no outside traffic that entered her property for the business.

There was no public comment.

Dunham closed the public hearing at 7:16 pm.

Motion made by Thornhill, seconded by Lobert, to recommend Special Land Use application 2005-01 to the Village Council. VOICE VOTE: MOTION CARRIED.

Public Hearing for Special Land Use Application 2005-02

Dunham opened a public hearing for Special Land Use application 2005-02 at 7:15 pm

Matthew Kerr presented his request to operate a home based fishing rod and taxidermy business from his home.

The Planning Commission has several questions relating to chemicals, shipping of materials, traffic, odors, noise and visibility of the operation. Mr. Kerr stated that the chemical used is bio-friendly; there is no visible activity, noise or odors.

There were no public comments or questions.

Motion made by Grey, seconded by Kahn, to recommend Special Land Use application 2005-02 to the Village Council. VOICE VOTE: MOTION CARRIED.

Public Hearing for Special Land Use Application 2005-03

Due to a scheduling conflict the applicant could be in attendance and the hearing was postponed until the August meeting.

Existing Business

1. Proposed Zoning Ordinance Relating to Accessory Structures.

The Planning Commission continued its review of the draft regarding garages. Several wording changes were made and lengthy discussion was given to the proposed deed restriction.

Motion made by Grey, seconded by Kahn, to recommend the proposed Ordinance to the Village Council.

2. Master Plan Hearings

The Planning Commission set three dates for public hearings and comments on the Master Plan draft. The dates are:

- Tuesday July 26
- Thursday August 4
- Monday August 15

New Business

1. Election of Officers

Motion made by Grey, seconded by Thornhill, to re-appoint the current officers for another year. VOICE VOTE: MOTION CARRIED

Public Comment

Judy Milette: Asked to speak to a member of the Commission regarding their plans to build a home and accessory structure.

With no further business the Planning Commission adjourned at 9:37 pm.



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July 19th, 2005
Special Meeting Minutes

The meeting was called to order at 6:15 pm.

Members Present: Dunham, Kahn, Grey, Torgerson and Thornhill

Members Absent: Lobert and Walker

The Commission met to review the suggested changes to the garage ordinance that the Village attorney had recommended.

Motion made by Thornhill, seconded by Grey, to recommend to the Village Council for adoption the revised draft of the ordinance as reviewed by the Village attorney.

ROLL CALL VOTE: YEAS: Dunham, Kahn, Grey, Torgerson, and Thornhill, NAYS: None; MOTION TO RECOMMEND CARRIED.

There were no public comments or questions.

With no further business before the Planning Commission the meeting was adjourned at 6:29 pm.



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September 2nd, 2005
Special Meeting Minutes

The meeting was called to order at 8:08 am.

Members Present: Grey, Kahn, Lobert, Torgerson, Walker, and Dunham

Members Absent: Thornhill

Business

The meeting was called to review the completed application for a land division by Mr. Elmer Ledbetter. The application was submitted to the Village in mid-August and was completed in late August. The Planning Commission reviewed the application and a discussion occurred over the number of remaining splits the property had.

Motion made by Walker, seconded by Grey, to approve the division of the parcels called "lots" A, B, C, and D, and conditionally approval of the split of parcel called "lot" G once a completed survey of the entire original parent parcel is submitted showing that at least 60% of the original parent parcel is remaining undeveloped and that the original parent parcel was equal to or over 40 acres in size, and such survey is submitted to the Zoning Administrator.

ROLL CALL VOTE: YEAS: Grey, Kahn, Lobert, Torgerson, Walker and Dunham:
NAYS: None: MOTION TO GRANT CARRIED

Public Comments

None

The Planning Commission adjourned at 8:45 am.

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting October 11th, 2005

1096 Queens Way
Lake Isabella, MI, 48893

The Meeting was called to order at 7:03 pm by Chairman Dunham.

Members Present: Grey, Lobert, Torgerson, Thornhill, Walker, and Dunham

Members Absent: None

Members Excused: Kahn

Motion made by Walker, seconded by Thornhill, to excuse Kahn for the October meeting. MOTION CARRIED

The agenda was accepted with the addition of Ledbetter split under Existing Business #2.

The minutes of the September 19th meeting were accepted as presented.

Reports

Chair – Dunham asked if the next item to consider should be the Waterfront-Shoreland district, and to ask for input from Steve Clark.

Manager – Discussed the zoning application from Al Davis, there was discussion from the Planning Commission on whether Mr. Davis needed to go through the Site Plan review process or the Special Land Use process. Torgerson questioned the traffic on El Camino, Wolff agreed to begin research into Speed Bumps.

Council – Grey reported on the September meeting.

Existing Business

1. Airport Commercial Zoning

The Planning Commission reviewed the draft for the Airport Commercial Zoning draft. The Planning Commission changed references from outdoor to exterior and also deleted proposed language under permitted uses.

Motion made by Grey, seconded by Torgerson, to hold a public hearing on the proposed ordinance at the November meeting. VOICE VOTE: MOTION CARRIED.

2. Ledbetter Split

The Planning Commission discussed the recent split done by Mr. Ledbetter. It was agreed that a memo should be sent to Mr. Ledbetter that outlines the need for a survey before any additional action can be taken.

New Business

1. Zoning Ordinance

The Planning Commission agreed to begin work on the Waterfront Shoreland Overlay re-write at the November meeting. Wolff asked that the next ordinance

recommended by the Planning Commission include a change that requires a Soil Erosion permit before a Zoning Permit can be issued.

Public Comments

None

The Planning Commission adjourned at 8:37 pm.

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting November 8th, 2005

1096 Queens Way
Lake Isabella, MI, 48893

The Meeting was called to order at 7:02 pm by Chairman Dunham.

Members Present: Grey, Kahn, Lobert, Torgerson, Thornhill, Walker, and Dunham

Members Absent: None

The agenda was accepted as presented.

The minutes of the October 11th meeting were accepted as presented.

Reports

Chair – None

Manager – Discussed the Airport zoning ordinance and also that the Council will be presenting a special honor to Jackie Adkins at the November meeting.

Council – Grey reported on the October meeting.

Existing Business

1. Airport Commercial Zoning

Wolff reported that the public hearing for the proposed ordinance will be at the December meeting. He questioned the Commission on the possibility of rezoning lots 2-9 as well as lot 1. It was agreed that at that time to only work on lot 1.

2. Waterfront-Shoreland Overlay District

The Planning Commission discussed the Village's WS District with members of the LIPOA. Present from the LIPOA were President Dave Ochander, Manager Al Apsitis, Vice-President Steve Clark and board member Dan Grisdale.

The members of the LIPOA presented their concerns on the following; allowing funneling, working on establishing the proper number of boat docks in the parks, carrying capacity of the lake, a joint lake study with the Village done via CMU, and overall management.

Dunham and members of the Planning Commission assured the members of the LIPOA that the Village wanted to have the WS district reflect the needs of the LIPOA and the community and that the Village desires a strong working relationship on this matter. Wolff suggested that the best means to allow the LIPOA to operate effectively and also protect the lake would be to develop a new zoning standard for the LIPOA parks and establish different regulations for that district than would be found in a residential district.

There was also discussion on giving all types of people who use and value the lake equal treatment and access to the lake. In response to this the LIPOA suggested

partnering with the Village on a study of the lake and also developing a joint mission statement on the goals for managing the lake.

New Business

1. Zoning Ordinance
None.

Public Comments

Dave Ochander – Extended his thanks to the Village and Planning Commission for allowing them to come in and discuss the WS District.

The Planning Commission adjourned at 8:35 pm.

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting October 11th, 2005

1096 Queens Way
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Members Present: Torgerson, Thornhill, and Dunham
Members Absent: Grey, Lobert, Walker, and Kahn

Due to a lack of a quorum the meeting was postponed. The Public Hearing for the Airport Commercial Zoning shall be held at 6:00 pm on December 20th, 2005.

Village of Lake Isabella
Planning Commission Minutes
Special Meeting December 20th, 2005

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 6:06 pm.

Members Present: Lobert, Thornhill, Grey, and Dunham

Members Absent: Torgerson, Walker, and Kahn

The Minutes from the November 8th, 2005 Regular Meeting were approved without objection or correction.

Business

1. Public Hearing for Proposed Commercial Airport Zoning

Dunham opened the Public Hearing at 6:09 pm.

Public Comments:

Elmer Ledbetter – Questioned what lot was being rezoning (Wolff reported that it was only Lot 1 at the Airport and this was being done to bring the Zoning and Building & Use restrictions into harmony.)

Planning Commission Comments:

None

Dunham closed the Public Hearing at 6:14 pm.

2. Proposed Airport Commercial Zoning

Motion made by Thornhill, seconded by Lobert, to recommend to the Village Council the draft of the proposed Airport Commercial Zoning Ordinance and the rezoning contained therein. YEAS: Lobert, Thornhill, Grey, and Dunham;
NAYS: None MOTION CARRIED

There were no public comments or questions.

With no further business the Planning Commission adjourned at 6:17 pm.

Jeff Grey
Village Clerk