

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting January 10th, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:00 pm.

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

Members Excused: Walker

The agenda was accepted with the addition under of "Village Cemetery."

The minutes from the December 20th, 2005 Special Meeting were approved without objection.

The Chairman's Report was given by Dunham; he discussed the need for the Village to continue doing a good job on providing information on hearings and why action is being taken in the manner that it is.

The Manager's Report was given by Wolff; he discusses the Zoning Permit totals form 2005.

The Council Report was given by Grey; he discussed the public hearings scheduled for the Airport Commercial Zoning ordinance and the Land Division ordinance.

Business

1. 2006 Meeting Date

Motion made by Thornhill, seconded by Lobert, to set the 2006 regular meeting time as the second Tuesday of the month at 7:00 pm. MOTION CARRIED

2. Village Cemetery

Dunham discussed his research on establishing a cemetery in the Village. He asked for the item to be placed on the February agenda.

3. Village Office

Wolff updated the Commission on the request from the Village Council to examine the Airpark and Isabella North.

4. Waterfront Shoreland Overlay District

The Commission discussed erosion and docks. It was agreed to require a Soil Erosion permit prior to the issue of a zoning permit.

There was discussion on should the district be 500', 1000', or based on a topographical map. Wolff said he would check on obtaining a topographical map of the Village to review.

The Commission discussed sea walls. It was agreed to contact the DEQ and see if the Village could prohibit wood sea walls.

The need for a Lake Study was also discussed, one of the main areas the Village would like to see included in the study is a number for the boat carry capacity of the lake. The Commission feels this could be very useful in considering the amount of docks to allow on the lake.

There were no public comments or questions.

With no further business the Planning Commission adjourned at 8:44 pm.

Jeff Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting February 14, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:00 p.m.

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

Members Absent: Lobert

Members Excused: Walker

The minutes from the January 10, 2006 meeting were approved without objection.

The Chairman's Report was given by Dunham; he informed the Commission that he will not be able to attend the March meeting, and in light of Vice-Chair Walker being in Florida he asked if the Commission would have objection to Thornhill running the meeting. No objections were made.

The Manager's Report was given by Wolff; he discussed the ZBA meeting on the 13th of the month.

The Council Report was given by Grey; he discussed the January meeting and the adopted ordinances.

There were no public comments or questions.

Existing Business

1. Master Plan Public Hearing

Motion made by Thornhill, seconded by Grey, to hold the required public hearing for the adoption of the Master Plan at the March regular meeting. MOTION CARRIED

2. Waterfront-Shoreland Overlay Zoning

Wolff presented the draft of the WS rewrite. He also presented an e-mail from Williams & Beck regarding the ordinance.

Thornhill asked to have a map included that shows all the land within the Village that will be under the overlay district.

Kahn suggested that since a lake study has not been completed the Village cannot be too conservative and the overlay should be 1,000 feet, not 500 as written. Wolff questioned whether one number would be seen as more arbitrary than the other.

There was discussion on temporary facilities within 35 feet of the ordinary high water mark. Torgerson voiced a concern over a person erecting a screen tent and leaving up all summer long in a manner that obstructs the view of the surrounding properties. Wolff suggested that the method to handle this concern would be to amend section 1212.29 of the zoning that regulates temporary structures. The Commission asked Wolff to draft those changes as needed. The Commission also asked for the residential dock space to include an improved 12' x 12' area on shore to

allow for the storage of boat supplies and for benches as long as that area remains uncovered and “open air.”

Under Section 1252.05(4) Wolff pointed out the concern of Williams & Beck. He agreed that this section needs to be wrote in a different manner, possible having different fencing regulations for residential zones and the recreational open space zone. Torgerson suggested that no fencing be allowed on residential lots within 35 feet of the ordinary high water mark.

Under Section 1252.09 the Commission discussed the section regarding fueling of boats in the water. The Commission deleted this section (1252.09-2C). Also under this section the LIPOA has asked for the percentage to be decreased from 40% to 35% of total frontage devoted to boat slips/docks. The Commission discussed the matter of boat launches. Wolff suggested that this section be changed to allow for 1 launch for every 5,000 feet of frontage in the open space recreation district. By doing this it would keep the total number of launches in the Village at the present level.

The Commission will continue its review starting with section 1252.11 at the March meeting.

3. Village Lots

Wolff reviewed his recommendation and the direction that Village Council has asked that be followed. Dunham suggested having Herm Otto review this plan, the office location issue and the Cemetery project and report back in March. The Commission agreed that this was a wise course of action. Dunham stated he would set up a lunch meeting with Mr. Otto.

There were no public comments or questions.

With no further business the Planning Commission adjourned at 9:50 p.m.

Jeff Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting March 14, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Thornhill called the meeting to order at 7:03 p.m.

Motion made by Grey, seconded by Torgerson, to excuse Walker and Dunham for the meeting.
VOICE VOTE: MOTION CARRIED.

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

Members Absent: None

Members Excused: Walker and Dunham

The minutes from the February 14, 2006 meeting were approved as corrected.

The Manager's Report was given by Wolff; he discussed the Road Task Force grant money the village has been awarded.

The Council Report was given by Grey; he discussed the proposed special assessment for Circle Drive.

There were no public comments or questions.

Existing Business

1. Master Plan Public Hearing

Thornhill opened a public hearing for the proposed Master Plan Draft at 7:14 p.m.
She gave a synopsis of the plan and opened the meeting up for public comments.

Public Comments:

Mike Scherba: Complimented the village on the quality of work done in the Master Plan

Al Apsitis: The LIPOA shares the village's desire to see the recreation programs further developed at in the community.

George Colby: Seconded Scherba's comments.

Thornhill closed the public hearing at 7:44 p.m.

2. Master Plan Draft

Motion made by Grey, seconded by Lobert, to recommend to the Village Council the Master Plan draft for adoption. VOICE VOTE: MOTION CARRIED.

3. Discussion with Herm Otto

Mr. Otto was not in attendance, the Commission asked Wolff to try and schedule him for the April meeting.

4. Waterfront-Shoreland Overlay Zoning

The Commission continued its review of the proposed Waterfront-Shoreland Overlay District ordinance draft. The Commission reviewed the section regarding road standards; there were no objections or changes to this section.

1254.09(2) was deleted from the draft.

Parking in parks of the Open Space Recreational District was discussed. Wolff suggested that he sit down with the manager from the LIPOA to discuss parking needs for the parks. He also said he would contact Whispering Pines.

Setbacks were discussed for the OSR District. The Commission recommends 35 feet for front and back, with the waterside always being the front yard. The Commission also recommends 10 feet for each side yard.

The Commission also recommends changing the included parks to be rezoned to include all parks of the LIPOA.

Public Comments:

George Colby: The village needs to maintain focus on the roads, animal control matters, and blight.

With no further business the Planning Commission adjourned at 8:55 p.m.

Jeff Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting April 11, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Members Present: Grey

Members Absent: Dunham, Kahn, Thornhill, Walker and Torgerson

Members Excused: Lobert

There was no quorum for this meeting.

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting May 9, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Thornhill called the meeting to order at 7:00 p.m.

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

Members Absent: None

The minutes from the March 14, 2006 meeting were approved as corrected, noting that Lobert was excused and not absent.

The Manager's Report was given by Wolff; he discussed the ZBA meeting held on May 8, 2006.

The Planning Commission expressed its concern over the ZBA's interpretation of the language in Chapter 1220. The Planning Commission asked Dunham and Wolff to draft a letter to the ZBA regarding the intent of the Planning Commission.

The Council Report was given by Grey; he discussed the proposal to sell Village lots.

There were no public comments or questions.

Existing Business

1. Future Village Office Location

The Planning Commission discussed the merits of both proposed locations. Visibility in the community and proximity to the commercial district were identified as key elements desired in a future Village office. Both locations were reviewed for size and suitability to build. Grey suggested the Village pursue an outside consultant on this project before making a recommendation.

Motion made by Walker, seconded by Thornhill, to recommend that the Village Council begin discussion on a future Village office at the proposed Airport location. YEAS: Kahn, Walker, Thornhill, Torgerson, Lobert and Dunham; NAYS: Grey; MOTION CARRIED

Dunham asked if he and Torgerson could work on a proposal for the Village Cemetery and report back, there were no objections.

2. Waterfront-Shoreland Overlay Zoning

The Commission continued its review of the proposed Waterfront-Shoreland Overlay District ordinance draft. The Commission reviewed the proposed language on temporary structures and asked for changes that would only prohibit them within a certain distance of the waterfront. Thornhill asked for the language to be clarified regarding the ability to run administrative functions for the Marina permitted uses.

Public Comments:

Mike Scherba: Questioned how beaches would be allowed on "T-lots," and that the Village should consider outside consulting assistance and not rush into the office project.

With no further business the Planning Commission adjourned at 8:55 p.m.

Jeffrey P. Grey
Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting June 13, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Thornhill called the meeting to order at 7:01 P.M.

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

Members Absent: Kahn

The Agenda was amended by having New Business being dealt with before Existing Business.

The minutes from the May 9, 2006 meeting were approved as presented.

The Chairman's Report was given by Dunham; he stated that he felt the Planning Commission had spent adequate time, going back to December of 2004, reviewing a future Village Office location. Dunham also briefly talked about a Village Cemetery being placed off River Road.

The Manager's Report was given by Wolff; he noted the upcoming fireworks and the status of the sale of Village lots.

The Council Report was given by Grey; he discussed the adoption of the 2006 – 2007 budget

Public Comments:

Dave Hardenburgh of Brinton Road: He commented on the proposed Waterfront-Shoreland Overlay ordinance. He submitted a memo, see attached, that outlined his concerns and questions regarding sections 1252.09, 1254.11(4), 1252.05(2), 1252.07(1), 1252.09(2a), 1252.09(4), and 1212.29(a).

Laura Hardenburgh of Brinton Road: She commented on the proposed Waterfront-Shoreland Overlay ordinance. She submitted a memo, see attached, that outlined her concerns and questions regarding sections 1252.03, 1252.09(4), 1252.07(2b), 1252.07(1a), 1252.09(3), 1252.05(2), 1254.11(4), 1254.11(5-6), 1254.05, 1254.07, 1254.11(3) and 1220.01.

New Business

1. Review of PA 110 of 2006 – Michigan's New Zoning Statute
Wolff gave a presentation to the Planning Commission on the highlights and changes that go into effect July 1st. He noted that the new statute requires a member from the Planning Commission to serve on the Zoning Board of Appeals. He then discussed the new requirements for public hearings, and recommended that the Village adopt an ordinance that specifically addresses these requirements. He also recommended that the Village adopt an ordinance that prohibits the granting of use variances. He stated that he would have a copy of the new zoning guidebook for all the Planning Commission members in July.

Existing Business

1. Waterfront-Shoreland Overlay Zoning
The Planning Commission began its second reading of the draft. The Planning Commission reviewed the submitted memos from the Hardenburgh's.

The Planning Commission removed section 1252.05(2) and placed in the general zoning restrictions.

The Planning Commission discussed the term “vegetative state” as found in section 1252. The Planning Commission would like verbiage added that notes “such as, but not limited to grass, shrubs, trees, and other like plants.” The Commission also changed the timeframe for site restoration to conform with the soil erosion permit.

There was discussion on beach sizes. The Planning Commission directed the Manager to draft language that would govern beach sizes based on the formula used for splits in the Land Division Act.

The Planning Commission directed the Manager to add verbiage for filters in manholes.

The Planning Commission directed the Manager to clarify the added language in 1220.01 that addresses accessory structures on waterfront lots.

Public Comments:

Mike Scherba of Lincoln Drive: Noted that the DEQ, not the County Drain Commissioner’s Office, regulates beaches.

Dan Grisdale of Crown Point: Stated the he sought a legal opinion regarding the term “attached garage” and that it is loose wording and needs to be addressed. He also stated his continued objection to the garage being built next to his home on Crown Point. He also stated he felt it was a good idea for a member of the Planning Commission to sit on the ZBA.

Dave Hardenburgh of Brinton Road: Stated his concerns over mounded septic systems and septic systems in wetlands.

Laura Hardenburgh of Brinton Road: Asked to have more detail from the Manager’s report in the minutes. She also stated that she felt having a cemetery in or near Isabella South was a bad idea.

With no further business the Planning Commission adjourned at 9:05 P.M.

Jeffrey P. Grey
Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting July 11, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:04 P.M.

Members Present: Lobert, Gloden, Grey, Kahn and Dunham

Members Excused: Walker and Kerr

The Agenda was approved as presented.

The minutes from the June 13, 2006 meeting were approved as presented.

The Chairman's Report was given by Dunham; he stated welcomed Ardith Gloden to the Planning Commission and thanked Becky Thornhill and Bruce Torgerson for their service.

The Manager's Report was given by Wolff; he reported that the road projects for this summer would be completed the first week of August.

The Council Report was given by Grey, he reviewed the minutes of the meeting.

Public Comments:

Bob Simpson of Brinton Road: Asked what the status of the cemetery is, and if it would be located near Isabella South.

Dunham replied by stating that the talks were in the concept phase and no action of any kind has been taken by the Village at any level, and that before anything could be developed a public hearing would have to be held.

Existing Business

1. WS Ordinance Draft

The Planning Commission completed its second reading of the Waterfront Shoreland Overlay draft.

The only change that was made was to add "including those beaches above seawalls" to 1252.07(2). All other changes were accepted as presented.

New Business

1. Election of Officers

Motion made by Kahn, seconded by Grey, to keep the current slate of officers and hold off on elections until a meeting where all members are present. VOICE VOTE: MOTION CARRIED

Public Comments:

None

With no further business the Planning Commission adjourned at 8:20 P.M.

Jeffrey P. Grey
Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting August 8, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:04 PM.

Members Present: Kerr, Grey, Walker, Gloden, Lobert and Dunham

Members Excused: Kahn

The Agenda was approved as presented.

The minutes from the July 11, 2006 meeting were approved as presented.

The Chairman's Report was given by Dunham; he welcomed Roger Kerr to the Planning Commission and also thanked the Manager for the zoning magazine that the Village has subscribed to.

The Manager's Report was given by Wolff; he reported on the paving projects for 2006 and the status of the clean-up bill on the recently adopted zoning enabling bill.

The Council Report was given by Grey, he reviewed the July meeting and the Councils opposition to the Stop Over Spending ballot proposal.

Public Comments:

Laura Hardenburgh of Brinton Road: Voiced her concerns over how the Waterfront-Shoreland Overlay would affect the LIPOA. She also voiced her concern over parking on Village streets.

Existing Business

1. WS Ordinance Draft

The Planning Commission completed its final review of the draft, making no changes.

Motion made by Kerr, seconded by Walker, to hold the required public hearing on this ordinance at the October meeting. VOICE VOTE: MOTION CARRIED.

2. Election of Officers

Motion made by Walker, seconded by Grey, to appoint Gloden to the TSI Committee, and Kerr as an alternate to the TSI Committee. VOICE VOTE: MOTION CARRIED.

Motion made by Walker, seconded by Lobert, to hold the election for the rest of the officers at the next meeting that a quorum is present at. VOICE VOTE: MOTION CARRIED.

New Business

1. Next Zoning Project

Wolff presented several items to consider for future zoning projects, including pools, fences, and wood furnace buildings. He also reported he is working on a draft of changes to the administrative procedures part of the zoning.

Public Comments:

Laura Hardenburgh of Brinton Road: Asked which lot was being donated to the Village, and also for more information on the work being done by Rowe.

With no further business the Planning Commission adjourned at 8:09 PM.

Jeffrey P. Grey

Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting September 12, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:01 PM.

Members Present: Kahn, Kerr, Grey, Walker, Gloden, Lobert and Dunham

Members Absent: None

The Agenda was approved as presented.

The minutes from the August 8, 2006 meeting were approved as presented.

There was no report from the Chairman.

The Manager's Report was submitted in writing, Wolff highlighted the attendance of several members of the Planning Commission at the recent Land Division class.

The Council Report was given by Grey, he reviewed the August meeting and discussed the current vacancy on the Council.

Public Comments:

None

Existing Business

1. Election of Officers

Motion made by Grey, seconded by Lobert, to nominate Dunham as Chairman.

Motion made by Walker, seconded by Grey, to close nominations. VOICE
VOTE: NOMINATION CARRIED

Motion made by Walker, seconded by Grey, to nominate Kahn as Vice-Chairman.

Motion made by Gloden, seconded by Walker, to close nominations. VOICE
VOTE: NOMINATION CARRIED

Motion made by Lobert, seconded by Walker, to nominate Gloden as Secretary.

Motion made by Walker, seconded by Grey, to close nominations. VOICE
VOTE: NOMINATION CARRIED

New Business

1. Set Public Hearing – Kowallic Special Land Use Application

Wolff presented several items to consider for future zoning projects, including pools, fences, and wood furnace buildings. He also reported he is working on a draft of changes to the administrative procedures part of the zoning.

2. Site Plan Review – Scott & Landa Slasor

The Planning Commission received a site plan from Scott and Landa Slasor to construct an addition onto their property at 50 N. Coldwater Road. Mr. Slasor gave the Planning Commission a presentation on his plan. He is proposing to add onto his existing commercial structure seven additional commercial units. The Planning Commission asked to see the parking pattern laid out more precisely and also for the site plan to show where the current gas pumps and fill area is located.

Mr. Slasor stated that he could have the changes reflected on the site plan by the following Monday.

Motion made by Walker, seconded by Kerr, to hold a special meeting at 5:30 P.M. on Wednesday September 20, 2006 for final consideration of the Slasor's site plan.

3. Accessory Structure Regulations

The Planning Commission reviewed a report from the Village Manager that highlighted an omission in the accessory structure update ordinance of 2005. The Planning Commission had discussed allowing a size exemption on parcels over 2 acres in size.

Motion made by Grey, seconded by Kerr, to accept the Manager's recommended changes as follows:

1. For parcels over 2 acres, the maximum size of an accessory structure shall be no larger than 80% of the foundation of the primary structure.
2. Accessory structures over 1,500 square feet shall require privacy landscaping.
3. Under no circumstances shall any waterfront parcel be granted a size exemption, even if it is over 2 acres in size.
4. For corner lots the street frontage shall be based upon the ingress/egress drive.

VOICE VOTE: MOTION CARRIED

Public Comments:

Elmer Ledbetter of Red Fox Court: Commented that the Village needs to pursue a lower speed limit on Coldwater Road.

Walker agreed with Ledbetter, and noted that Coldwater is a County road, and that there are certain studies that must be conducted prior to changing a speed limit.

With no further business the Planning Commission adjourned at 8:39 PM.

Jeffrey P. Grey
Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Special Meeting September 20, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 5:31 PM.

Members Present: Kahn, Grey, Walker, Gloden, and Lobert

Members Absent: Dunham and Kerr

Public Comments:

None

Business

1. Site Plan Review – Scott & Landa Slasor

The Planning Commission continued its review of the site plan submitted by the Slasor's. A memo from Chairman Dunham, who was unable to attend the meeting, was read which gave his support of the plan as long as there were sufficient parking provided. Wolff submitted a diagram showing that the site would have enough parking for eight spaces per unit.

Motion made by Walker, seconded by Grey, to grant conditional approval of the site plan, with final approval being granted when three copies of the following permits are submitted to the Village:

1. Well/Septic Permit from the Central Michigan District Health Department.
2. Curb-cut approval from the Isabella County Road Commission

VOICE VOTE: MOTION CARRIED.

Public Comments:

None

With no further business the Planning Commission adjourned at 5:47 PM.

Jeffrey P. Grey
Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting October 10, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:01 PM.

Members Present: Kahn, Kerr, Grey, Walker, Gloden, Lobert and Dunham

Members Absent: None

The Agenda was approved as presented.

The minutes from the September 12, 2006 meeting were approved as presented.

The minutes from the September 20, 2006 meeting were approved as corrected, noting the Kahn had called the meeting to order and not Dunham who was absent.

There was no report from the Chairman.

There was no report from the Manager.

The Council Report was given by Grey, he informed the Planning Commission that the Village had appointed Dan Pattison to fill the vacancy created by Brian Hughes' resignation.

Public Comments:

None

Existing Business

1. Public Hearing – Kowallic Special Land Use Application

Dunham opened a public hearing of the Planning Commission at 7:20 PM to receive public comments and/or questions regarding a Special Land Use Application.

No public comments were given.

Dunham closed the public hearing at 7:21 PM.

2. Kowallic Special Land Use Application

Motion made by Walker, seconded by Grey, to recommend to the Village Council that the Kowallic Special Land Use Application be approved. VOICE VOTE:
MOTION CARRIED

3. Public Hearing – Waterfront Shoreland Overlay Ordinance

Dunham opened a public hearing of the Planning Commission at 7:22 PM to receive public comments and/or questions regarding the proposed Waterfront Shoreland Overlay Ordinance.

No public comments were given.

Dunham closed the public hearing at 7:23 PM.

4. Waterfront Shoreland Overlay Ordinance

Motion made by Walker, seconded by Lobert, to recommend to the Village Council that the Waterfront Shoreland Overlay Ordinance be adopted. VOICE VOTE:
MOTION CARRIED

New Business

1. Request to be excused

Walker formally requested that he be excused for all meetings between November and April. There was no objection from the Planning Commission.

Public Comments:

Dan Gridale of Crown Point: An update was given to the Planning Commission on the LIPOA's work to conduct and fund a study to generate a Lake Management Plan.

With no further business the Planning Commission adjourned at 7:39 PM.

Jeffrey P. Grey

Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting November 14, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Members Present: Grey, Gloden and Dunham
Members Absent: Kerr and Kahn
Members Excused: Lobert and Walker

There was no quorum for this meeting.

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting December 12, 2006

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:02 PM.

Members Present: Kerr, Grey, Gloden, and Dunham

Members Absent: Kahn

Members Excused: Lobert and Walker

Motion made by Grey, supported by Gloden, to excuse Lobert for the meeting. VOICE VOTE:
MOTION CARRIED

Motion made by Grey, supported by Kerr, to have Dunham draft a letter to Kahn regarding attendance at meetings. VOICE VOTE: MOTION CARRIED

The Agenda was approved as presented.

The minutes from the October 10, 2006 meeting were approved as presented.

There was no report from the Chairman

Wolff informed the Planning Commission that the County will be asking the Village to take over the water system in 2007.

The Council Report was given by Grey, he covered the minutes from the regular meeting on November 21, and special meetings on November 30 and December 12.

Public Comments:

None

Existing Business

None

New Business

1. Proposed Zoning Administration Update Ordinance

The Planning Commission introduced the draft of the zoning administration update and made 3 grammatical changes. Motion made by Grey, supported by Gloden, to set a public hearing for the January 2007 regular meeting. VOICE VOTE: MOTION CARRIED

2. Discussion on Conditional Rezoning

The Planning Commission held a group discussion on the practice of conditional rezoning. Walker submitted a letter where he expressed his concerns over the practice, and Grey added that he felt that it was spot zoning. After much discussion the Planning Commission asked Wolff to draft a simple ordinance to consider sometime in 2007.

3. 2007 Goals

The Planning Commission set the following as goals for 2007. (Not in any order)

- ❖ Amend regulations on swimming pools.
- ❖ Discuss a location for a cemetery owned by the Village.

- ❖ Update the provisions relating to the Zoning Board of Appeals in the codified ordinances.
- ❖ Consider a simple ordinance on conditional rezoning.
- ❖ Review the square footage allotments for signs in the commercial and office service districts.

Public Comments:

None

With no further business the Planning Commission adjourned at 8:49 PM.

Jeffrey P. Grey

Village Clerk X _____