

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting January 9, 2007

1096 Queens Way
Lake Isabella, MI, 48893

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

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

Members Absent:

Members Excused: Walker

The Agenda was approved as presented.

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

There was no report from the Chairman, but he did state his appreciation for the service that Cheryl Lobert had given during her time on the Planning Commission.

Wolff gave the Planning Commission a report outlining the zoning activity for 2006.

The Council Report was given by Grey, he discussed the creation of the Charter Review Committee.

Public Comments:

None

Existing Business

1. Public Hearing ~ Proposed Zoning Administration Update Ordinance
Dunham opened a public hearing of the Planning Commission at 7:10 PM.
A synopsis of the proposed ordinance was read.
Public Comments: None
Planning Commission Comments: None
Dunham closed the public hearing at 7:11 PM.
2. Proposed Zoning Administration Update Ordinance
A motion was made by Grey, seconded by Gloden, to recommend the proposed Zoning Administration Update Ordinance be adopted by the Village Council.
VOICE VOTE: MOTION CARRIED WITHOUT OBJECTION.

New Business

1. Letter of Resignation
The Planning Commission was presented with a letter of resignation from Cheryl Lobert. The Planning Commission desires to extend its fullest thanks to Cheryl for her service to the Village on the Planning Commission.
A motion was made by Kerr, seconded by Grey, to accept with regret, Cheryl Lobert's resignation from the Planning Commission. VOICE VOTE: MOTION CARRIED WITHOUT OBJECTION.
2. Isabella County Master Plan
The Planning Commission was given copies of the proposed Master Plan update for Isabella County. The Planning Commission will review the draft at their February meeting.

Public Comments:

None

With no further business the Planning Commission adjourned at 7:47 PM.

Jeffrey P. Grey

Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting February 13, 2007

1096 Queens Way
Lake Isabella, MI, 48893

Dunham called the meeting to order at 7:05 PM.

Members Present: Kahn, Grey, Gloden, and Dunham

Members Absent: Kerr

Members Excused: Walker

The Agenda was approved as presented.

The minutes from the January 9, 2007 meeting were approved as presented.

The Chairman gave a report highlighting the recent training offered by Isabella County.

The Manager gave a report discussing the status of the Charter Review Committee.

The Council Report was given by Grey, he discussed the January meeting.

Public Comments:

None

Existing Business

1. Proposed Update ~ Isabella County Master Plan

The Planning Commission reviewed the draft that was sent electronically regarding the proposed update to the County Master Plan.

A motion was made by Kahn, which was seconded, to send the following comments to the County Planning Commission regarding the proposed Master Plan update:

Page 7, "Geographic Region:" The second sentence in this paragraph states that the county is due west of Bay City. The Planning Commission suggest that this be changed to "due west of Midland." Isabella County and Midland County have an informal relationship called the "M-20 Alliance," and with CMU's efforts to partner with Dow Chemical, the Planning Commission feels that our relationship to Midland and Midland County should be highlighted in this reference.

Page 8 "Strengths/Attributes:" The Planning Commission recommends that the quality of local health care and also our light manufacturing base (Randel's, Delfield, CME, Morbark, Bandit, ect.) be included in this list.

Page 9 "Soaring Eagle Casino:" The Planning Commission recommends that a substitute word for "Mecca" be used.

Page 9 "Existing Land Use:" The Planning Commission strongly recommends that the County consider including all areas of the county on these maps regardless of jurisdictional control. The Planning Commission stresses the need for greater review of land use and planning on a scale larger than the local units of government, and that the County's Master Plan reflect land use and planning for the entire county, include current land use, current zoning, and future land use.

Page 10 “Existing Land Use/Broomfield Township:” The land use map incorrectly shows the land use for the incorporated areas of the Village of Lake Isabella on Coldwater Road.

Page 27, “County Population Chart:” The Village of Lake Isabella has been omitted from this chart; the Planning Commission requests that the county include the Village of Lake Isabella on this chart.

Page 31, “Per Capita Income:” The Village of Lake Isabella has been omitted from this chart; the Planning Commission requests that the county include us on this chart, referencing our Per Capita Income from the 2000 census of \$23,324.

Page 40 “Goals/Environment:” Under the first bullet, third point, of this section, the State Health Department is referenced. The Planning Commission believes that this should be the Michigan Department of Environmental Quality as the State Health Department no longer exists.

Page 41 “Goals/Environment:” Under the heading at the top of the page that references the Chippewa River, the Planning Commission recommends that wording be added that reflects the following: *“To consider the potential impacts of intensive farming operations and sewage storage facilities.”*

Pages 42-43 “Land Use/Agriculture:” The Planning Commission recommends that the maps included in the Master Plan reflect the locations of large scale agricultural operations, specifically Concentrated Animal Feeding Operations (CAFO) and other large scale agricultural production facilities and operations, and that the County add as a goal to adopt zoning in the nearby parcels that limits residential density and growth. The Planning Commission also recommends zoning be reviewed and possibly changed in the areas of the county where there are 100% prime soils to also limit and restrict residential density and growth.

Page 43 “Business Centers:” There has been a push from Senator Allen (R – Traverse City) to adopt Commerce Center legislation in Michigan for several years. He has introduced SB 93 of 2007 to create such centers in the state. While this has been several years in coming, it has been reviewed and worked by the Michigan Municipal League and other stakeholders (Townships and Counties) for several years. The Planning Commission recommends that the county modify the wording here to reflect *commerce centers* and not *business centers*.

Page 45 “Communication:” One item that is missing from this section is the continued meeting with local planners throughout the county. In 2006 planning officials from various units of local government gathered together on two occasions to discuss planning activity in their local units. The Planning Commission suggest that wording be added to highlight the continued need for this gathering of planners.

Page 58“Future Land Use Map:” The area of Broomfield Township that is under the jurisdiction of the Village of Lake Isabella’s planning and zoning needs to be correctly shown on the map.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY.

New Business

1. Proposed Village Office

The Planning Commission reviewed the two possible locations as presented by the Village Council for a future office site. In accordance with MCL 125.39 the Planning Commission is required to review the sites to determine if the proposed project is in conformity to the Master Plan.

A motion was made by Kahn, which was seconded, to approve the proposed Village office project for conformity with the Master Plan of the Village of Lake Isabella. ROLL CALL VOTE; YEAS: Kahn, Grey, Gloden, and Dunham; NAYS: None. MOTION CARRIED UNANIMOUSLY

2. Village Planning Ordinance

The Planning Commission received a copy of the draft of the Village Planning Ordinance. Several comments were made in favor of the draft.

3. Annual Joint Meeting with Village Council

The Planning Commission discussed having a joint meeting with the Village Council. Wolff recommended that both boards adopt a resolution that specifies an annual date, such as the fourth Tuesday of May or June. The Planning Commission asked Wolff to discuss this idea with the Village Council.

Public Comments:

None

With no further business the Planning Commission adjourned at 9:03 PM.

Jeffrey P. Grey
Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting March 13, 2007

1096 Queens Way
Lake Isabella, MI, 48893

Vice-Chairman Kahn called the meeting to order at 7:00 PM.

Members Present: Kahn, Grey, Gloden, Kerr, and Klinke

Members Absent: None

Members Excused: Walker & Dunham

Kahn introduced the newest member of the Planning Commission, Arlene Klinke.

The Agenda was approved as presented.

The minutes from the February 13, 2007 meeting were approved as presented.

There was no report from the Chairman.

The Manager gave a report discussing the status of the Charter Review Committee and the Village Office building project.

The Council Report was given by Grey, he discussed the February meeting.

Public Comments:

None

Existing Business

1. Commercial and Office Service District Signs

The Planning Commission received several sample ordinances on sign size allowances in commercial and office service districts from around the region. There was a brief discussion on the general direction to go with updating the provisions for signs in the office service and commercial districts of the Village.

2. Introduction of Proposed Ordinance 2007 - 03

Proposed Ordinance 2007-03 was introduced which rezones lots 172 thru 180 of Isabella North from Open Space Recreational to Lake Residential 1.

A public hearing on this proposed ordinance was scheduled for the April regular meeting.

New Business

None

Public Comments:

None

With no further business the Planning Commission adjourned at 7:35 PM.

Jeffrey P. Grey
Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting April 10, 2007

1096 Queens Way
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

Members Present: Kahn, Grey, Gloden, Kerr, Klinke, and Dunham

Members Absent: None

Members Excused: Walker

The Agenda was approved as presented.

The minutes from the March 13, 2007 meeting were approved as presented.

Dunham thanked Kahn for running the meeting last month in his absence.

The Manager gave a report discussing the April 3rd meeting of the Village Council and the initial meeting of the Charter Review Committee.

The Council Report was given by Grey, he briefly talked about the 2007 Village election.

Public Comments:

None

Existing Business

1. Public Hearing for Proposed Ordinance 2007 – 03; “Rezoning”

Dunham opened the public hearing at 7:08 PM.

Dunham opened the floor for public comments:

- Matt Miller of El Camino Grande: Asked if this was phase one of eliminating all of the Open Space zoning in the Village, and also what this would do to the park behind his home.
- Dave McGrath of Queens Way: Commented that he was never notified of the hearing and questioned what the role of the Planning Commission is supposed to be.

With there being no further public comments, Dunham opened the floor to the Planning Commission to reply to any of the public comments:

- Dunham explained, in reference to the question from Mr. Miller, the Open Space zoning was recently created and these parcels were included in the initial zoning of the Open Space by mistake and needed to be removed. As for the park behind his property, Dunham explained that it is platted as a park and is owned by the LIPOA.
- Wolff replied to Mr. McGrath’s comment about notification by stating that the Village is only required to notify properties within 300 feet of the rezoning, not the entire Village.
- Dunham also replied to Mr. McGrath by stating that the Planning Commission is an advisory board and only makes recommendations to the Village Council.

With no further comments, Dunham closed the public hearing at 7:26 PM.

2. Proposed Ordinance 2007 – 03; “Rezoning”

A motion was made by Kerr, which was seconded, to recommend to the Village Council that proposed ordinance 2007 – 03 be adopted.

ROLL CALL VOTE: YEAS: Grey, Kahn, Klinke, Gloden, Kerr, and Dunham;
NAYS: None; MOTION CARRIED UNANIMOUSLY.

3. Sign Sizes, Office Service and Commercial Districts

The Planning Commission reviewed the sign regulations for Office Service and Commercial zones. Wolff presented several options for the Planning Commission to consider as far as amendments.

The Planning Commission in their discussion commented on the following changes as possibilities:

- Allowing parcels with more than one business to have each business be allowed a 2’ x 5’ panel if all businesses are advertised on one sign.
- For plazas and other structures with multiple business, to have all business signs be located on one main sign at the ingress/egress to the parcel.
- Requiring that all illuminated signs be turned off between the hours of midnight and 5 AM.
- Requiring that signs at the ingress/egress drive to a parcel be at safe line of sight setback.
- Requiring a clearance height of at least 4 feet from grade, and a maximum height of 15 feet from grade.
- Allowing one business per plaza, or the name of the plaza to have a 3’ x 10’ sign at the top of the other businesses.

Wolff was directed to draft an ordinance incorporating the discussion for next month’s meeting.

New Business

1. Planning Commission Review of Variance Request 2007-01

The Planning Commission received a copy of the variance application that the zoning board of appeals will be considering at their meeting on April 16.

Kahn asked how close the proposed office would be to the structure located to the east. After reviewing the draft of the site plan, the distance was determined to be close to 70 feet as the proposed office is roughly 60 feet from the property line, and the structure is 10 feet from the property line.

A motion was made by Kahn, which was seconded, to endorse the site plan and variance request as applied for by the Village as it does not conflict with the intent of the Office Service District.

ROLL CALL VOTE: YEAS: Kahn, Klinke, Gloden, and Kerr NAYS: Grey;
ABSTAIN: Dunham; MOTION CARRIED

2. Zoning/Future Land Use Map; Parcel K on Baseline Road

The Planning Commission reviewed the future land use map of the Master Plan and compared it to Parcel K on Baseline Road. The maps shows part of the parcel being

zoned commercial in the future. The owner of the parcel has requested the entire parcel be rezoned to commercial.

The Planning Commission discussed at length how to handle the pond on the property. After reviewing the legal descriptions of parcel K, and the parcel at the end of Campo Court, it is the opinion of the Village's legal counsel that the pond, due to its size of nearly 9.5 acres, is not included in either parcel. As such, the pond would be treated as having ~~repairing~~ riparian rights.

The Planning Commission asked to have Wolff work on drafting an ordinance to rezone this parcel and to work with the Village's legal counsel on the zoning surrounding the pond.

Public Comments:

None

With no further business the Planning Commission adjourned at 9:46 PM.

Jeffrey P. Grey
Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting May 8, 2007

1096 Queens Way
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

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

Members Absent: None

Members Excused: Klinke

The Agenda was approved with the addition of New Business #2 “Letter from Jay Kahn” and New Business #3 “Election of Vice-Chair.”

The minutes from the April 10, 2007 meeting were approved with one correction to page 3.

The Village Manager gave a report discussing Charter Communications application for a franchise under the new Uniform Video Service Act.

The Council Report was given by Grey, he briefly talked about the Village Council meeting from April, mainly he discussed the Council referring the matter of golf carts to the TSI Committee.

Public Comments:

None

Existing Business

1. Public Hearing for Proposed Ordinance 2007 – 04; “Parcel K Rezoning”

Dunham opened the public hearing at 7:12 PM.

Public Comments:

- Dave Shoemaker of Isabella Vista: Spoke on behalf of Jerry Morey and stated his opposition to the proposed rezoning. He questioned what uses are allowed in the commercial district. He also asked if the Village knew specifically what the proposed future use of the parcel was.
- Dave Johnson of Baseline Road: Questioned what could be allowed in a commercial district.
- Norm Burmiester of Remus: Spoke on behalf of the applicant.
- Richard Schmidt of School Road: Inquired as to what the future land use map of the Master Plan says about the area under consideration.
- Igor Tokmovtsev of Campo Court: Submitted a letter stating his objection to the proposed rezoning.

With no further comments, Dunham closed the public hearing at 7:29 PM.

2. Proposed Ordinance 2007 – 04; “Rezoning”

A motion was made by Grey, which was seconded, to recommend to the Village Council that the Village Council retain the present zoning for “Parcel K” as the proposed rezoning does not conform to the future land use map of the Master Plan and the proposed rezoning would increase the non-conformity of land use per the criteria of the approved MDOT land use approach plan.

ROLL CALL VOTE: YEAS: Grey Gloden, Kerr, and Walker NAYS: None;
ABSTAIN: Dunham: MOTION CARRIED UNANIMOUSLY.

3. Sign Sizes, Office Service and Commercial Districts

The Planning Commission reviewed the sign regulations for Office Service and Commercial zones. The following changes were agreed to:

- Establishing a minimum clearance of five feet from the established road grade to the bottom of any primary sign.
- With the required clearance, the maximum height allowed would be eleven feet.
- Sign size will be based on the number of businesses on site, with a minimum size of twenty-four feet allowed and a maximum of ninety-six feet.
- Requiring that wall signs have the same style font and size lettering.

Wolff was directed to draft an ordinance incorporating the discussion for next month's and publish the requirements for a public hearing.

New Business

1. Future Land Use Map, Bundy and Queens Way

The Planning Commission reviewed the future land use map for Bundy and Queens Way. No changes were made.

2. Jay Kahn Resignation

A motion was made by Grey, which was seconded, to regrettably accept Jay Kahn's letter of resignation from the Planning Commission. ROLL CALL VOTE: YEAS: Grey Gloden, Kerr, Walker, and Dunham; NAYS: None: MOTION CARRIED UNANIMOUSLY.

3. Election of Vice-Chair

Roger Kerr was nominated by Dunham to serve as the Vice-Chair, there were no other nominations. A motion was made by Walker, which was seconded, to appoint Roger Kerr as the Vice-Chair of the Planning Commission. VOICE VOTE: MOTION CARRIED.

Public Comments:

None

With no further business the Planning Commission adjourned at 9:21 PM.

Jeffrey P. Grey
Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting June 12, 2007

1096 Queens Way
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

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

Members Absent: None

The Agenda was accepted as presented.

The minutes from the May 8, 2007 regular meeting were accepted as presented.

The Village Manager gave a report updating the progress on the new Village office.

The Council Report was given by Grey, he briefly talked about the Village Council meeting from May.

Public Comments:

- None

Existing Business

1. Public Hearing for Proposed Ordinance 2007 – 08; “Sign Regulation Update”

Dunham opened the public hearing at 7:20 PM.

Public Comments:

- None

With no further comments, Dunham closed the public hearing at 7:21 PM.

2. Proposed Ordinance 2007 – 08; “Sign Regulation Update”

The Planning Commission reviewed the draft of the proposed ordinance that would update the regulations of signs in the Village.

Pg. 1 Accepted as presented.

Pg. 2 The proposed definition for “event signs” was deleted.

Pg. 3 Accepted as presented.

Pg. 4 The proposed new language at the end of 1272.05(3) was deleted.

Pg. 5 A typo was corrected in the new language for 1272.05(16), deleting the first occurrence of “shall” in the new text.

Pg. 6 1279.11 was amended first by changing the permitted districts to all non-residential zones. It was also amended by changing the twelve square feet to eighteen square feet.

1272.19 was amended by leaving the deleted word “exceed.”

Pg. 7 The proposed new section 1272.21 “Event Signs” was deleted in its entirety.

Pg. 8 Accepted as presented.

Pg. 9 Accepted as presented.

Pg. 10 Under Primary Identification Signs ~ Size, all references to eighteen feet were reduced to twelve feet.

Pg. 11 Under Primary Identification Signs ~ Height, the wording was changed to reflect a maximum total height of eleven feet, and a maximum ground clearance of five feet.

Pg. 12 Under Primary Identification Signs ~ Height, the wording was changed to reflect a maximum ground clearance of five feet.

Pg. 13 Accepted as presented.

A motion was made by Walker, which was seconded, to recommend to the Village Council that proposed ordinance 2007-08 be adopted as amended..

ROLL CALL VOTE: YEAS: Grey Gloden, Kerr, Klinke, Walker, and Dunham
NAYS: None: MOTION CARRIED UNANIMOUSLY.

Public Comments:

- None

With no further business the Planning Commission adjourned at 8:43 PM.

Jeffrey P. Grey
Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting August 14, 2007

1096 Queens Way
Lake Isabella, MI, 48893

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

Members Present: Walker, Grey, Gloden, Klinke, and Dunham

Members Absent: Kerr

The Agenda was accepted as presented.

The minutes from the June 12, 2007 regular meeting were accepted as presented.

The Village Manager gave a report updating the progress on the new Village office.

The Council Report was given by Grey, he briefly talked about the Village Council meeting on August 7th.

Public Comments:

- None

Existing Business

None

New Business

1. Introduction of Proposed Ordinance; “District Permitted Uses”

A proposed ordinance to update the permitted uses, special land uses, and site development standards was introduced. The Planning Commission requested several items in the Multi-Family Residential district be researched and amended for their next draft copy. A public hearing was scheduled for September 25th.

2. Election of Officers

Grey made a motion, which was seconded by Gloden, to nominate Dunham for Chairman and nominations be closed with a unanimous ballot cast. VOICE VOTE: MOTION CARRIED

Walker made a motion, which was seconded by Grey, to nominate Kerr for Vice-Chairman and nominations be closed with a unanimous ballot cast. VOICE VOTE: MOTION CARRIED

Grey made a motion, which was seconded by Klinke, to nominate Gloden for Secretary and nominations be closed with a unanimous ballot cast. VOICE VOTE: MOTION CARRIED

3. Joint Meeting Date

Grey made a motion, which was seconded by Walker, to request that October 30th be scheduled as the joint meeting date with the Village Council. VOICE VOTE: MOTION CARRIED.

Public Comments:

- None

With no further business the Planning Commission adjourned at 8:43 PM.

Jeffrey P. Grey

Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting September 25, 2007

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

Members Present: Grey, Kerr, Gloden, Klinke, and Dunham

Members Absent: Walker

The Agenda was accepted as presented.

The minutes from the August 14, 2007 regular meeting were accepted as presented.

The Village Manager's report was submitted in writing. He reported on two requests to evaluate the number of remaining splits in the Village for Elmer Ledbetter and Don Wagester.

The Council Report was given by Grey, he briefly talked about their meeting in September.

Public Comments:

- None

Existing Business

1. Public Hearing for Proposed Zoning Amendment Ordinance 2007-10

Dunham opened the public hearing at 7:16 PM.

A synopsis of the proposed ordinance was read.

Public Comments and/or Questions:

- *None*

Dunham closed the public hearing at 7:17 PM.

2. Proposed Zoning Amendment Ordinance 2007-10

The Planning Commission continued its review of the proposed ordinance to update the permitted and special land uses in the zoning code which was introduced at last month's meeting. The following changes and comments were made from the September draft:

Page 2: Lake Residential 1 District

- The length to width ration was reduces to 1:2 for all primary structures.
- The requirement for a certain percentage of transparent glass was modified to only require the percentage on the front and rear façade and simply to require some transparent glass on each side façade.
- The requirement of an attached garage for all new single-family dwellings was modified to either an attached or detached garage.

Page 3: Lake Residential 2 District

- The minimum ground floor dwelling area was increased to 720 square feet.
- There was discussion on requiring a 288 square foot garage for all new single-family dwellings.

Page 4: Airport Residential District

- The length to width ration was reduces to 1:2 for all primary structures.

Pages 5 - 7: Multi-Family Residential District

- There was discussion over the wording used to set the minimum dwelling space per unit. The Planning Commission asked that this language be clarified in the next draft.
- Requirement proposed in #10 of Site Development Standards was removed.

Page 8: Office Service District

- No changes.

Pages 9 & 10: Commercial District

- It was requested to review copies of other Adult Entertainment Ordinances for provisions and regulations to add to our zoning code.

Pages 11 & 12: Agricultural District

- The Planning Commission retained the requirement of a maximum height for all structures.

Page 13: Section 1212.11 Dumpsters

- The Planning Commission asked for the language in this section be clarified in the next draft.

Pages 14 & 15: Section 1212.13 Single-Family Dwelling Units

- The requirements under sub-section 10 will need to be updated to match other language in this draft.

Pages 16 & 17: Section 1212.39 Single-Family Dwelling Regulations

- The Planning Commission asked to have this section and section 1212.13 combined in the following draft.

Additional Areas of Discussion

- The Planning Commission discussed the regulation of day cares and child care centers in the Village. They requested language updating our regulations in the next draft.
- There was discussion regarding the future land use map of the Village and possibly amending it.
- There was discussion over the special land use permit procedure and amending it.
- There was discussion over a request from the LIPOA to update the Village's fencing regulations. The Planning Commission directed the Manager to contact the LIPOA regarding this matter.

New Business

- None

Public Comments:

- Bruce LaPointe of Fairway Drive: He commented on the following sections of the proposed ordinance: Page 2, he asked if the transparent glass requirement could exclude garages; Page 6, he asked for the minimum dwelling area wording to be clarified; and Page 13, he agrees with the intent of the section, but feels the time frame needs to be extended for new construction or major renovation projects.

With no further business the Planning Commission adjourned at 9:18 PM.

Jeffrey P. Grey
Village Clerk X _____

Village of Lake Isabella
Planning Commission Minutes
Special Meeting October 30, 2007

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Vice-Chairman Kerr called the meeting to order at 5:45 PM.

Members Present: Grey, Walker, Gloden, Klinke, LaPointe, and Kerr

Members Absent: Dunham

Public Comments:

- None

Existing Business

1. Public Hearing for Proposed Special Land Use Permit 2007-01 “Izzy Kids Child Care”

Kerr opened the public hearing at 5:48 PM.

A synopsis of the application was read.

Public Comments and/or Questions:

- *None*

LaPointe asked the applicant how many children would be licensed at this location?
(Answer provided; up to 42 children).

Walker asked what the age parameters would be for the children? (Answer provided; 6 weeks to 12 years)

Kerr closed the public hearing at 5:53 PM.

2. Proposed Special Land Use Permit 2007-01 “Izzy Kids Child Care”

After brief discussion, a motion was made by Walker, which was seconded, to recommend to the Village Council that Special Land Use application 2007-01 be approved with hours of operation of 6AM to 6PM.

ROLL CALL VOTE: YEAS: Grey, Gloden, LaPointe, Klinke, Walker, and Kerr NAYS: None: MOTION CARRIED UNANIMOUSLY.

3. Public Hearing for Proposed Ordinance 2007-04; Baseline Road Commercial Rezoning

Kerr opened the public hearing at 5:56 PM.

A synopsis of the proposed ordinance was read.

Public Comments and/or Questions:

- Scott Slasor of Clubhouse Drive; Asked if this zoning would be the same as his property on Coldwater Road. (Answer provided; yes).

Walker asked if a new road was being planned for access to the back of the property near the airport. (Answer provided; access will likely be by deeded easement)

Kerr closed the public hearing at 6:03 PM.

4. Proposed Ordinance 2007-04; Baseline Road Commercial Rezoning

A motion was made by Walker, which was seconded, to recommend to the Village Council that proposed ordinance 2007-04 be adopted as presented.

ROLL CALL VOTE: YEAS: Grey, Gloden, LaPointe, Klinke, Walker, and Kerr NAYS:
None: MOTION CARRIED UNANIMOUSLY.

New Business

- None

With no further business the Planning Commission adjourned at 6:07 PM.

Jeffrey P. Grey

Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting November 13, 2007

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

Members Present: Grey, Gloden, Klinke, LaPointe, and Dunham

Members Walker: Kerr and Walker

The agenda was approved as presented without objection.

The minutes from the September 25th meeting were approved without objection.

Public Comments:

- None

Reports

- The Village Manager reported on the street project and the LIPOA lake study.

Existing Business

1. Proposed Zoning Update Ordinance.

The Planning Commission continued its review of the draft ordinance to update the Village's zoning code. Pages 1-14 of the draft were covered in the meeting.

There was lengthy discussion regarding #9 on page 6. Specifically, the discussion centered on whether or not an exception should be granted which would allow additions to be built prior to an attached garage on single-family dwellings that do not have an attached garage. The Planning Commission requested wording which would be permissive of additions without having first built an attached garage.

The Planning Commission deleted the proposed requirement of #3 on page 8 which would have required masking camouflage for all communication towers.

There was discussion over pages 11-12, which addresses fencing regulations. The Planning Commission asked for the LIPOA to review the wording, per their request to have this section of the zoning ordinance amended.

New Business

1. Excused Absence Request

A motion was made by Grey, which was seconded, to excuse Walker for all regular meetings through April, 2008. VOICE VOTE: MOTION CARRIED UNANIMOUSLY.

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

Jeffrey P. Grey
Village Clerk X_____

Village of Lake Isabella
Planning Commission Minutes
Special Meeting December 4, 2007

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

Members Present: Grey, Gloden, Klinke, and Dunham

Members Excused: Kerr, Walker, and LaPointe

The agenda was approved with moving new business before existing business without objection.

The minutes from the November 13, 2007 meeting were approved as corrected without objection.

Public Comments:

- None

New Business

1. Variance Application 2007-03

The Planning Commission reviewed variance application 2007-03. No comments were recorded to forward to the ZBA regarding the application and the zoning ordinance.

2. Variance Application 2007-04

The Planning Commission reviewed variance application 2007-04. No comments were recorded to forward to the ZBA regarding the application and the zoning ordinance.

3. Rezoning Ordinance

The Planning Commission introduced a proposed ordinance which would rezone 1.7 acres of land adjacent to the Lake Isabella Municipal Airport from Lake Residential 1 to Airport Residential.

During discussion, the Planning Commission requested that the ordinance be amended to reflect the entire area between the pond and the airport be rezoned as Airport Residential.

A public hearing we set for the February 2008 meeting.

4. Future Land Use Map

The Planning Commission received a draft of possible changes to the future land use map reflecting the zoning update that is currently being worked on. No action was taken.

Existing Business

1. Proposed Zoning Update Ordinance

The Planning Commission reviewed pages 16-24 of the zoning update draft. In discussion the Planning Commission deleted all references to “bed and breakfast homes” and “private cemeteries.” These changes affect pages 19, 20, 34, and 39.

The Planning Commission agreed to begin the next review at page 25.

Public Comments:

- None

With no further business the Planning Commission adjourned at 9:02 PM.

Jeffrey P. Grey

Village Clerk X _____