

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Minutes Regular Meeting March 12, 2013

Planning Commission ~~Chairman Boyd~~ Vice-Chairman McGrath called the meeting to order at 7:01 PM.

The Pledge of Allegiance was recited.

Members Present: Grey, Laraway, Schofield, and McGrath
Members Excused: Boyd and Dunn
Members Absent: Wirtz

The agenda was accepted as presented without objection or modification.

A motion was made by Grey, seconded by Laraway, to approve the minutes of the December 2012 meeting with one correction. VOICE VOTE: MOTION CARRIED 4-0-0.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed the current level of budget expenditure for winter street maintenance and snow removal. He discussed the Air Quality permit renewal for Isabella Pellet that is currently being considered by the MDEQ. He discussed the dedicated patrol agreement with Sherman Township that went into effect on March 1st. Finally, he discussed a possible sale of 2.6 acres to Morey Farms that the Council will be considering at an upcoming meeting.
- Grey gave the Village Council report, detailing the January meeting and the ordinances that were adopted then.

Public Hearings: None

Public Comments: None

Existing Business: None

New Business:

1. Site Plan Review – 1171 Queens Way

The Planning Commission conducted a site plan review for a proposed 26' x 40' accessory structure on the commercial property located at 1171 Queens Way. The applicant discussed his plans to use an existing cement slab as the floor for a new storage building for his landscaping business. He also stated the building would be used for some personal storage, but mainly for his business.

The Planning Commission discussed possible landscaping options with the applicant. The applicant discussed his concern over what is placed between the proposed structure and the Bundy Drive right-of-way as there is an existing drain field in that area. Wolff discussed that the code was not specific as to what exact landscaping is required, just that a 10' wide landscaping area be provided for in front of the structure along Bundy Drive.

A motion was made by Grey, seconded by Laraway, to conditionally approve the proposed site plan for a new 26' x 40' commercial accessory structure at 1171 Queens Way with the following conditions:

1. A final site plan is submitted showing the location of all wells, septic fields, and required landscaping as well as the final dimensions of the accessory structure.
2. Any new external lighting shall conform to the requirements of Chapter 634 of the codified ordinances of the Village of Lake Isabella.
3. Any new signage at the site shall conform to the sign regulations contained in the codified ordinances of the Village of Lake Isabella.
4. If the use of the new structure changes to a predominantly rented commercial storage space, or storage lockers/units; additional approval from the Village is required via a Special Land Use permit and/or new Site Plan.
5. The hard surfacing requirement be waived at this time, but may still be applied during future site plan reviews or special land use applications for changes made to the site in the future.
6. Work shall commence on the structure within 60 days of the approval of the final site plan submission. Such submission shall be required within 90 days of this conditional approval of the site plan.

VOICE VOTE: MOTION CARRIED 4-0-0.

2. Unbuilt Grandfathering Discussion

The Planning Commission discussed the provision in the zoning code which allows projects to proceed through the review and approval process based on the language of the code at the time of submission. Wolff noted that this was optional, and if the Village wanted to, could remove this section and obligate projects to follow the zoning code at the time of construction, rather than application. He stated he did not have an objection or concern with keeping the language as is currently written, but wanted to see if the Planning Commission felt differently.

The Planning Commission discussed this section of the zoning code, and all members present were comfortable with the language currently in the code.

3. Waterfront-Shoreland Overlay Zoning District Discussion

The Planning Commission reviewed an article written by the Village's legal counsel on possible items to include in a shoreline protection ordinance. Wolff discussed concerns over the Village's ability to adequately enforce the current provision in the WS Overlay District regarding the allowed amount of improved shoreline. The Planning Commission discussed this concern and other items from the article.

A motion was made by Grey, seconded by Schofield, to table further discussion on this topic until such time as all Planning Commission members are present.

VOICE VOTE: MOTION CARRIED 4-0-0.

4. 2012 Planning and Zoning Report

A motion was made by Schofield, seconded by Laraway, to accept the 2012 Planning and Zoning report as prepared by staff, and submit it to the Village Council. VOICE VOTE: MOTION CARRIED 4-0-0.

5. Capital Improvement Plan Discussion

At Wolff's request, the Planning Commission reviewed the Capital Improvement Plan (CIP) that was adopted as part of the 2012-2013 Village Budget. Wolff reported that he is planning on presenting the CIP for the 2013-2014 Village Budget next month and wanted to know if there was any suggestions for additions to the plan.

Grey discussed the need to include more beautification projects in the plan. He referenced the City of Midland and suggested that the Village include flower planting and care as part of the long-term budget for improvements at the entry points to the community.

Public Comments:

- Mike Scherba of Isabella Vista commented on the value of maintaining a natural shoreline around the lake, and that while difficult to enforce, the Village's regulation of developed beach and shore frontage should be kept in the Waterfront-Shoreland Overlay zoning district.

Without further business, the meeting adjourned at 8:14 PM.

X

Jeffrey P. Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting April 9, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

The Pledge of Allegiance was recited.

Members Present: Grey, Laraway, Schofield, McGrath, and Boyd

Members Excused: Dunn & Wirtz

The agenda was accepted as presented without objection or modification.

A motion was made by Grey, seconded by Laraway, to approve the minutes of the March 2013 meeting with one correction. VOICE VOTE: MOTION CARRIED 5-0-0.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed year to date permits and two grant applications recently submitted by the Village.
- Grey gave the Village Council report, which highlighted the items on the agenda for the April 16, 2013 meeting.

Public Hearings:

1. Proposed Ordinance 2013-02; Zoning Map Amendment

Chairman Boyd opened the public hearing at 7:16 PM

Village Manager Wolff gave a summary of the proposed ordinance which would rezone 2.68 acres of land currently owned by the Village from Light Industrial to Agricultural.

Public Comment:

- Larry Hiither of Queens Way asked if a grain storage building were to be placed at this location, could such a structure also have dryers. Wolff stated that it was possible that an grain storage unit could use dryers if developed at this location.

Chairman Boyd closed the public hearing at 7:24 PM

A motion was made by Grey, seconded by Schofield, to recommend proposed Ordinance 2013-02 to the Village Council for adoption. ROLL CALL VOTE; YEAS: Grey & Schofield; NAYS: Laraway, McGrath, & Boyd; MOTION NOT CARRIED 2-3-0.

A motion was made by Laraway, seconded by McGrath, to recommend proposed Ordinance 2013-02 to the Village Council with a recommendation that it not be adopted. ROLL CALL VOTE; YEAS: Laraway & McGrath; NAYS: Grey, Schofield, & Boyd; MOTION NOT CARRIED 2-3-0.

Chairman Boyd asked the Wolff how to proceed since both motions had failed. Wolff replied that in his opinion the Planning Commission has not made a recommendation on the proposed Ordinance, and if no further action were taken at this meeting, the item would appear on next month's agenda under Existing Business.

Public Comments: None

Existing Business:

1. 2013-2014 Budget Capital Improvement Plan (C.I.P.)

The Planning Commission reviewed the proposed C.I.P. for the upcoming budget. The need to replace the fencing at the DPW was discussed and asked to be included in the final plan included in the budget.

A motion was made by Grey, seconded by McGrath, to endorse the proposed C.I.P. for conformity to the existing Master Plan. VOICE VOTE: MOTION CARRIED UNANIMOUSLY 5-0-0.

2. Introduction of Proposed Master Plan Update

The proposed update of the Village's Master Plan was introduced. The Planning Commission briefly discussed the plan and decided to dedicate the May meeting for a full review of the draft before recommending it for distribution to the Village Council.

New Business: None

Public Comments:

- Mike Scherba of Isabella Vista commented on the impact the road salt can have on the lake.

Without further business, the meeting adjourned at 8:07 PM.

X Jeffrey P. Grey
 Jeffrey P. Grey
 Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting May 14, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893
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Planning Commission Chairman Boyd called the meeting to order at 7:00 PM.

The Pledge of Allegiance was recited.

Members Present: Dunn, Grey, Laraway, McGrath, Wirtz and Boyd
Members Excused: Schofield

The agenda was accepted as presented without objection or modification.

A motion was made by Grey, seconded by Laraway, to approve the minutes of the April 2013 meeting with one correction. VOICE VOTE: MOTION CARRIED 6-0-0.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed year to date permits and the 2013-2014 Budget which will be presented to the Village Council at their meeting next week.
- Grey gave the Village Council report, which highlighted the items on the events of the April 16, 2013 meeting.

Public Hearings: None

Public Comments: None

Existing Business:

1. **Proposed Ordinance 2013-02; Zoning Map Amendment**

A motion was made by Grey, seconded by Dunn, to indefinitely table and remove from the docket proposed Ordinance 2013-02. VOICE VOTE: MOTION CARRIED UNANIMOUSLY 6-0-0.

2. **Proposed Master Plan Update**

The Planning Commission reviewed the proposed update of the Village's Master Plan. The Planning Commission discussed the draft and made several minor modifications.

After discussion, a motion was made by Grey, seconded by Laraway, to recommend the proposed draft to the Village Council for approval for distribution and public comment. VOICE VOTE: MOTION CARRIED UNANIMOUSLY 6-0-0.

New Business: None

Public Comments:

- Chairman Boyd informed everyone that his term is expiring this year, and that he will not be submitting an application to be re-appointed.

Without further business, the meeting adjourned at 8:19 PM.

X

Jeffrey P. Grey
Village Clerk

Village of Lake Isabella
**Planning Commission Minutes
Special Meeting July 16, 2013**

**1010 Clubhouse Drive
Lake Isabella, MI, 48893**

Planning Commission Chairman Boyd called the meeting to order at 5:00 PM.

The Pledge of Allegiance was recited.

Members Present: Dunn, Grey, Laraway, McGrath, Schofield and Boyd
Members Absent: Wirtz

A motion was made by Dunn, seconded by Schofield, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 6-0-0

A motion was made by Grey, seconded by Laraway, to approve the minutes of the May 2013 meeting with one correction. VOICE VOTE: MOTION CARRIED 6-0-0.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed year to date permits noting that there has been one new home permit issued so far this year. He also discussed the mailing for the sewer project.
- Grey gave the Village Council report; he discussed the Village debt refinancing and also the review of the Village Manager.

Public Hearings:

1. Proposed Ordinance 2013-03; Zoning Map Amendment

Chairman Boyd opened a public hearing for proposed ordinance 2013-03; which would amend the Zoning Map for "Parcel A" of 201 S. Coldwater Road from Light Industrial to East Coldwater Business, at 5:13 PM.

Mike Scherba of Isabella Vista asked if this property was being rezoned commercial as he thought he had the only commercial property in the Village. Wolff replied that the proposed rezoning would change the zoning to East Coldwater Business which was similar to the Commercial zoning of his property at Bundy Drive and Queens Way.

Grey asked if this was a proposed conditional rezoning or regular rezoning. Wolff replied that it was a regular rezoning.

Dunn commented that he feels the change is appropriate and the parcel is better suited as a commercial or business site rather than an industrial site.

Chairman Boyd closed the public hearing at 5:19 PM.

A motion was made by Dunn, seconded by Grey, to recommend to the Village Council proposed ordinance 2013-03 for adoption. VOICE VOTE: MOTION CARRIED 6-0-0.

Public Comments: None

Existing Business: None**New Business:**1. **Regulation of Sheds**

Walt & Donna Kravens were present and discussed with the Planning Commission a letter sent by the Village Manager regarding a zoning violation for the placement of a second accessory structure on a waterfront lot.

There was discussion between the Planning Commission and the Kravens about the situation and whether or not the Village's code is overly burdensome. There was also discussion about the need for the Village to require permits for all sheds if there are going to be regulations regarding their placement.

The Planning Commission also discussed the need to review the prohibition of garages on unbuildable lots if the sewer project is not approved by the property owners in southern Lake Isabella.

After the discussion the Planning Commission asked the Village Manager to draft an ordinance to amend the zoning code with respect to sheds on waterfront lots. Mr. Kraven also indicated that he would be applying for a Variance in the near future.

2. **Group Home Regulations**

The Planning Commission reviewed a recent letter from the Village Manager to a person interested in opening a group home in the community. The Planning Commission discussed how group homes are currently regulated in the zoning ordinance and asked the Village Manager to draft an ordinance which would make changes to the code.

Public Comments:

- Larry Hiither of Queens Way thanked Chairman Boyd for his service on the Planning Commission and with the LIPOA.
- Mike Scherba of Isabella Vista stated that he is opposed to amending the zoning code to allow garages or sheds on otherwise unbuildable lots.

Without further business, the meeting adjourned at 6:19 PM.

X

Jeffrey P. Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting August 13, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Vice-Chairman McGrath called the meeting to order at 7:00 PM.

The Pledge of Allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, and McGrath
Members Absent: Wirtz
Members Excused: Schofield

The Agenda was accepted without objection or modification.

Election of Officers:

A motion was made by Hiither, seconded by Laraway, to nominated Dave McGrath as Chairman. There were no further nominations. VOICE VOTE: MOTION CARRIED 4-0-1.

A motion was made by Hiither, seconded by Grey, to nominate Bob Laraway as Vice-Chairman. There were no other nominations. VOICE VOTE: MOTION CARRIED 4-0-1.

A motion was made by Grey, seconded by McGrath, to nominate Tim Wolff as Secretary. There were no other nominations. VOICE VOTE: MOTION CARRIED 5-0-0.

A motion was made by Hiither, seconded by Dunn, to recommend to the Village President that Dave McGrath by the Planning Commission representative on the ZBA. VOICE VOTE: MOTION CARRIED 4-0-1.

The minutes for the July 16, 2013 meeting were accepted and approved without objection or modification.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed year to date permits and the proposed sewer project. He also discussed the proposed Dam Repair Special Assessment project that the LIPOA and Drain Commissioner are working on.
- Grey gave the Village Council report; he discussed the July Council meeting and the Village Manager's annual review.

Public Hearings: None

Public Comments: None

Existing Business:

1. Review of Waterfont-Shoreland Overlay Zoning Ordinance

The Planning Commission discussed the various regulations contained in the WS Overlay zoning district of the zoning code. There was discussion on reviewing the

regulations in this section of the code against what regulations are enforced by the MDEQ. The Planning Commission asked Manager Wolff to work on putting together a side by side comparison of the regulations in the WS Overlay and the MDEQ regulations and report back later this fall.

2. Proposed Ordinance: Accessory Structure Regulation Amendment

A proposed ordinance to amend section 1220 of the zoning code was introduced and a public hearing set for the September 10th meeting.

New Business:

1. Proposed Ordinance: Zoning Administration Amendment

A proposed ordinance to amend the Zoning Administration section of the zoning code was introduced a public hearing set for the September 10th meeting.

Public Comments: None

Without further business, the meeting adjourned at 8:12 PM.

X

Jeffrey P. Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting September 10, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

The Pledge of Allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Schofield, and McGrath
Members Excused: Wirtz

The Agenda was accepted as presented without modification or objection.

A motion was made by Dunn, seconded by Hiither, to approve the minutes of the August meeting as presented. VOICE VOTE: MOTION CARRIED 6-0-0.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed the proposed sewer project, the lot swapping plan for Lake Isabella North, a review of the permit history for Lake Isabella Golf Estates II, and some upcoming work planned for the Major Streets.
- Wolff also gave an update for the Village Council. He discussed the August meeting and the special meeting of September 3rd.

Public Hearings:

1. Proposed Ordinance [~~2012~~2013-05; Accessory Structure Regulation Amendment

McGrath opened the public hearing at 7:17 PM.

Public Comments: None

Planning Commission Comments/Discussion: None

McGrath closed the public hearing at 7:19 PM.

A motion was made by Grey, seconded by Laraway, to recommend to the Village Council that proposed Ordinance 2013-05 be adopted. VOICE VOTE: MOTION CARRIED 6-0-0.

2. Proposed Ordinance 2013-06; Zoning Administration Update

McGrath opened the public hearing at 7:20 PM.

Public Comments: None

Planning Commission Comments/Discussion: None

McGrath closed the public hearing at 7:22 PM.

A motion was made by Grey, seconded by Hiither, to recommend to the Village Council that proposed Ordinance 2013-06 be adopted. VOICE VOTE: MOTION CARRIED 6-0-0.

3. Proposed Master Plan Update

McGrath opened the public hearing at 7:25 PM.

Public Comments: None

Planning Commission Comments/Discussion:

The members of the Planning Commission discussed the “Idea Report” which was generated by the MindMixer website. There was discussion over how to best include this report and the ideas from it into the Master Plan. Wolff suggested that he take the information from the report and provide the ideas to the members of the Planning Commission and Village Council and ask them to select their top 3 or 5 ideas. There was also discussion over the fact that many of the items suggested by the community members are in areas that have been traditionally seen as LIPOA issues, or projects that would require the LIPOA and Village to partner together in some capacity.

Wolff also discussed not having a reply or comments yet from Sherman Township and Isabella County. He suggested that the Planning Commission wait until next month to act on the draft so that he can incorporate the MindMixer report into the draft and also hopefully get comments from Sherman Township and Isabella County.

McGrath closed the public hearing at 8:03 PM.

Public Comments: None

Existing Business: None

New Business: None

Public Comments: None

Without further business, the meeting adjourned at 8:05 PM.

X

Jeffrey P. Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting November 12, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

The Pledge of Allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Schofield, Wirtz and McGrath
Members Absent: None
Members Excused: None

A motion was made by Hiither, seconded by Grey, to approve the Agenda as presented without modification or objection. VOICE VOTE: MOTION CARRIED 7-0-0.

A motion was made by Dunn, seconded by Grey, to approve the minutes of the September meeting with one correction. VOICE VOTE: MOTION CARRIED 7-0-0.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed the MDEQ's approval for the LIPOA to move to a 6' drawdown. He also discussed FEMA's approval for the Village to administer the NFIP.
- Wolff and McGrath gave an update on the ZBA meeting from the end of October.
- Grey gave an update on the activity of the Village Council. He discussed conversations between the Council and management of Isabella Pellet at their October meeting. He also discussed a request from the LIPOA to increase the No Parking areas around the lake this winter. Grey stated that he was opposed to adding more No Parking areas and would rather ban all on-street parking during the winter.

Public Hearings: None

Public Comments: None

Existing Business:

1. Proposed Master Plan Update

The Planning Commission reviewed the proposed changes to the Master Plan draft. There was discussion regarding the status of the proposed sewer project for southern Lake Isabella. Wolff reported that the Village has 5 years from the date of award to use the funds, and that the intent of the Village Council is to revisit this issue in a couple of years hopefully at a time of an improved economy. Dunn thanked Wolff for his work on this project and stated that it was impressive to see how much more advanced and in-depth this plan was compared to the Village's first Master Plan.

A motion was made by Grey, seconded by Laraway, to recommend the Proposed Master Plan to the Village Council for approval. VOICE VOTE: MOTION CARRIED 7-0-0.

2. Proposed Ordinance 2013-05; Accessory Structure Regulation Amendment

The Planning Commission discussed the comments and concerns of the Village Council with respect to this proposed ordinance. There was discussion over the changes made to the draft based on the comments of the Village Council and the survey that was given to the Planning Commission and Village Council.

There was discussion over where to allow sheds to be placed on waterfront lots. The Planning Commission discussed the possibility of allow Boat Houses. The Foresta Verde area was discussed as an area of the Village where due to the topography Boat Houses would be a logical feature. There was discussion regarding allowing owners of unbuildable lots to have the ability to build a garage on their vacant lot.

After further discussion the Planning Commission felt the need to review the items discussed and revisit the draft at the December meeting. As such, action on this proposed ordinance was tabled until the December meeting without objection.

3. Proposed Ordinance 2013-07; Regulation of Group Homes

The Planning Commission reviewed a first draft of a proposed ordinance to amend the regulation of Group Homes, Nursing Homes, and Assisted Living Facilities in the zoning code. Questions were asked about requirements for a minimum bedroom size, minimum square footage per bed allowed, and the minimum parcel sizes. Wolff reported that he would take these questions to the Village attorney for further review.

Without objection, a public hearing was set for the December 10th meeting.

New Business:

1. Proposed Amendment to “Single-Family” Definition

The Planning Commission reviewed an email send by the Village’s attorney regarding the need to amend the definition of single-family in the zoning code. The Planning Commission directed Wolff to put the changes into an ordinance and schedule a public hearing for the December meeting.

Public Comments:

- Mike Scherba of Isabella Vista shared his opinion that sheds should not be allowed on the lakeside of waterfront properties. He also stated that he was opposed to Boat Houses and that “unbuildable” means “unbuildable” and those lots should remain vacant until a sewer is built. Wolff replied that the Building & Use restrictions never reference the lots as “unbuildable,” but rather limit the number of lots which can be developed with on-site sewer systems. He stated that the restrictions are silent on the matter of development of lots without an on-site sewer system and that ultimately the Village is not the enforcing entity with respect to the restrictions.

Dunn stated that he feels this is an item that should be looked at and views it as a matter of fairness for people who have been prevented from using their property for years.

Without further business, the meeting adjourned at 8:51 PM.

X _____ (Approved 2013-12-10)
Jeffrey P. Grey
Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting December 10, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

The Pledge of Allegiance was recited.

Members Present: Dunn, Grey, Hiither, Schofield, and McGrath

Members Absent: None

Members Excused: Laraway & Wirtz

A motion was made by Schofield, seconded by Hiither, to approve the Agenda as presented without modification or objection. VOICE VOTE: MOTION CARRIED 5-0-0.

A motion was made by Hiither, seconded by Dunn, to approve the minutes of the September meeting with one correction. VOICE VOTE: MOTION CARRIED 5-0-0.

Reports: None

Public Hearings:

1. Proposed Ordinance 2013-07; Regulation of Group Homes

McGrath opened the public hearing at 7:09 PM

Public Comments: None

McGrath closed the public hearing at 7:10 PM

The Planning Commission discussed the need for further revisions of the draft with respect to site development standards for the LR-3 District. Members Hiither and Grey offered to work with staff to address those concerns before returning the draft to the Planning Commission for further consideration.

2. Proposed Ordinance 2014-01; Definition of Single-Family

McGrath opened the public hearing at 7:18 PM

Public Comments: None

McGrath closed the public hearing at 7:19 PM

A motion was made by Grey, seconded by Hiither, to recommend proposed ordinance 2014-01 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

Public Comments: None

Existing Business:

1. Proposed Ordinance 2013-05; Accessory Structure Regulation

The Planning Commission continued its review of the modified draft of proposed ordinance 2013-05. There was discussion over how to regulate the placement of sheds on waterfront parcels. After discussion it was the consensus of the Planning Commission to allow sheds to be placed in the street-side yard on waterfront

properties, provided there were landscaping and design standards. The desire of the Planning Commission was to also require a greater setback from the water for sheds placed on waterfront parcels. The Planning Commission stopped short of recommending an outright prohibition of sheds in the waterfront yards due to septic fields being placed in the street-side yards of waterfront parcels.

A motion was made by Schofield, seconded by Grey, to recommend the modified draft of proposed ordinance 2013-05 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 4-1-0 (Hiither voted no)

Public Comments: None

Without further business, the meeting adjourned at 8:49 PM.

X _____ (Approved 2014-03-19)
Jeffrey P. Grey
Village Clerk