

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – January 13, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:03 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Grey, Hiither, Laraway, Tafreshi, & McGrath
Members Excused: Dunn & Schofield

The Agenda for the meeting was accepted as presented without objection or modification.

A motion was made by Hiither, seconded by Laraway, to approve the minutes of the December meeting as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

Reports:

- Village Manager Wolff provided a written report to the Planning Commission.
- Grey gave the Village Council report and discussed business of the Council since the last Planning Commission meeting.

Public Hearings: None

Public Comments: None

Existing Business: None

New Business:

1. 2014 Annual Report

Wolff presented the annual report detailing planning and zoning activity. The report was accepted and approved for submission to the Village Council without objection or modification.

2. February Meeting Date

The Planning Commission moved the February meeting date from the 10th to the 17th and agreed to only meet if it was needed based on the submission of an application requiring the review of the board.

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 7:28 PM.

x\ _____
Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – March 10, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Grey, Hiither, Laraway, Schofield, & McGrath

Members Excused: Dunn & Tafreshi

The Agenda for the meeting was accepted as presented without objection or modification.

A motion was made by Laraway, seconded by Grey, to approve the minutes of the January meeting as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

Reports:

- Village Manager Wolff provided a verbal report to the Planning Commission.
- Grey gave the Village Council report and discussed business of the Council since the last Planning Commission meeting.

Public Hearings: None

Public Comments: None

Existing Business: None

New Business:

1. 2015-2016 Budget Capital Improvement Plan

The Planning Commission reviewed the first draft of projects being considered for the upcoming budget's Capital Improvement Plan. Street projects and funding issues were discussed. Members discussed the impact of Proposal 1 being approved at the May election would have on the Village's ability to do needed projects for the streets. Wolff reported that in order to do all of the needed maintenance projected in the next several years, the Village needs a dedicated streets millage of 4 Mills. He noted that Proposal 1 would cut this need to roughly 2 Mills. The Planning Commission had no objections to the plan and projects discussed.

2. April Meeting/Work Session

Members discussed the topics to consider at the April Work Session. Members agreed to rank the projects via an on-line survey and pursue the highest rated projects at the April meeting.

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 7:58 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – May 12, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Schofield, Tafreshi, & McGrath

Members Absent: None

Members Excused: None

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

A motion was made by Hiither, seconded by Tafreshi, to approve the minutes of the March meeting as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

Reports:

- Chairman McGrath discussed concerns over how commercial customers are using the Village's brush dump site. He discussed how there needs to be more concern taken on the part of people to add their brush to the pile rather than just dumping it where it is most convenient for them. He also discussed concerns over the Pellet Factory. He asked if anything was being done on their part to satisfy the promises made to the Village Council in December. He stated that he was at the December Village Council meeting and heard the manager of the factory tell the Council that the piles of materials would be gone and that odor would no longer be an issue once they switched to natural gas. Dunn stated that he was at the same meeting and heard the same promises made to the Village Council.
- Village Manager Wolff discussed the Pellet Factory and the April 15th memo sent to them regarding the numerous unfinished items from their development agreements. He discussed the Village Council's approval of both golf carts and ORVs for use on Village streets. He also provided the Planning Commission with a letter sent to an individual inquiring about a project on Coldwater Road. He also informed the Planning Commission that he would likely be a few minutes late to the June meeting as he coaches his daughter's T-ball team and they have a game in Mecosta that afternoon.
- Grey gave the Village Council report and discussed business of the Council since the last Planning Commission meeting.

Public Hearings: None

Public Comments: None

Existing Business: None

New Business:

1. Discussion of Future Projects

The Planning Commission discussed which projects they would like to focus on in the upcoming months. There was discussion about pursuing a "Time of Sale" ordinance to

require on-site septic systems in the Village to be inspected at the time of property sales. There was discussion about efforts being done at the county level to pursue a similar ordinance.

The Planning Commission discussed revisiting the required development sizes for the various residential districts. There was discussion and interest in seeing a proposal to enact different standards in the LR-1 district for waterfront, backlot, and individual T-lots. Staff was requested to work on this project.

The Planning Commission discussed the site development standards for the Coldwater Business Districts. Staff was asked to work on this project with particular focus on permitting and development standards.

The Planning Commission also discussed the need to update the Village's Light Industrial regulations. Dunn asked how large of a project that this would be. Wolff estimated that it would not be a major undertaking. Staff was asked to also prepare a draft to for the Planning Commission to consider.

The Planning Commission was also very interested in pursuing a Michigan Department of Natural Resources approved Recreation Plan. Based on the timeline used by the State of Michigan for approving these projects, it was agreed to pursue this project later this year as the deadline to submit plans is typically in late winter.

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 9:08 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – June 9, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Schofield, Tafreshi, & McGrath

Members Absent: None

Members Excused: None

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

A motion was made by Hiither, seconded by Dunn, to approve the minutes of the March meeting as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

Reports:

- Village Manager Wolff presented the proposed 2015-2016 budget to the Planning Commission and community engagement plan. He also discussed the proposed changes recommended by the workgroup that reviewed the regulation of boats and trailers. He discussed that as part of this project the group has also asked that the Planning Commission revisit various regulations in the zoning code, including the prohibition of pole barns.
- Wolff gave the Village Council report and discussed business of the Council since the last Planning Commission meeting including agreement with Isabella Pellet and moving flood plain administration duties to Isabella County.

Public Hearings: None

Public Comments:

- Paul Cueny of Clubhouse Drive discussed the community engagement plan and agreement with Isabella Pellet.

Existing Business:

1. Industrial District Regulation Update

The Planning Commission reviewed a proposed draft of changes to the Village's Light Industrial zoning district. The Commission discussed keeping the word industrial rather than manufacturing in the district's name. Minor changes were made to the permitted and special land uses for the district. A public hearing was set for the July meeting.

2. Update of Required Single-Family Development Sizes

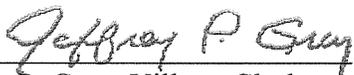
The Planning Commission reviewed a series of proposed changes to the required development sizes for single-family homes. There was discussion regarding what is the appropriate size for T-Lots and the LR-2 district. The Planning Commission decided to review the item for an addition month before taking any further action. Wolff also suggested contacting several local builders to get information as to what their customers are asking for in terms of the size home they want to build. Grey voiced concern over

reducing the size too far as it may impact the value of other nearby waterfront homes. There was discussion of an possible opt-in for the T-Lots where the standard waterfront home size would be the default requirement, but allow for a smaller sized home if the construction was done in a manner that ensured a comparable value.

Public Comments:

- Paul Cueny of Clubhouse Drive discussed the possible outcome of lessening the requirements which may in term lead to more development and higher tax revenue.
- Mike Scherba of Isabella Vista discussed concerns over recent action across the river from the Village on Rolland Road with the clearing of trees to the water's edge.

With no further business, the Planning Commission stood in adjournment at 8:58 PM.

x\ 
Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – July 14, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Schofield, & McGrath
Members Absent: None
Members Excused: Tafreshi

A motion was made by Hiither, seconded by Laraway, to approve the agenda for the meeting as presented without objection or modification. VOICE VOTE: MOTION CARRIED 6-0-0.

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

Reports:

- Chairman McGrath used his report to have a discussion with three local contractors on the efforts to update the development requirements for residential properties. Several local builders and relators were invited, and present were Todd Buchanan of Buchanan Builders, Al Davis of Al Davis Construction, and Mike Scherba of Lake Isabella Landscape and Construction.

Mr. Buchanan spoke about the demand in the market for smaller, not tiny, homes. He discussed past issues he has faced with clients and zoning here in the Village. He discussed that the increase from 1,200 square feet of living space to 1,400 square feet of living space results in a cost increase of \$20,000 to \$40,000 for a customer based on the price per square foot of the construction. He also stated that it is difficult to get a home to conform to the zoning code on a typical 75 foot wide lot. He stated that the Village should go back to the 1:2.5 ratio for LR-1 homes.

Mr. Davis stated that he agreed with what Mr. Buchanan had stated, and that he supports smaller homes as often they are more energy efficient. He discussed that the current zoning requirements can make it difficult for first time home buyers.

Mr. Scherba stated that the Village should be cautious about regulating roof pitches as they make it difficult for covered porches.

Planning Commission members discussed how these concerns and comments could be incorporated into the zoning code. Staff discussed using the Smart Code as a possible way to deal with this.

There was discussion regarding the need to create a step-down in the zoning code from the current LR-1 standards and the LR-2 standards. Specifically with respect to LR-1 non-waterfront property.

Planning Commission member Schofield had to leave the meeting at 8:00 PM.

- Village Manager Wolff gave his report discussing items for the July Council meeting, code enforcement, and the fireworks.
- Village Council was given by Grey, who discussed the events of the most recent Council meeting.

Public Hearings:

1. Proposed Ordinance 2015-05: Industrial District Update

McGrath opened the Public Hearing at 8:25 PM.

Public Comment: Paul Cueny of Clubhouse Drive questioned whether item #6 under 1248.07 was really something that was feasible. Dunn replied that from his experience in working in economic development that requiring industrial uses to keep their noise, odor, and vibration contained on-site is a common requirement.

With no further comments, McGrath closed the Public Hearing at 8:34 PM.

A motion was made by Dunn, seconded by Laraway, to recommend Proposed Ordinance 2015-05 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

Public Comments: None

Existing Business:

1. Update of Required Single-Family Development Sizes

The Planning Commission felt that the discussion earlier in the meeting was satisfactory in dealing with this item for this month's meeting.

New Business:

1. Isabella County Variance Request

The Planning Commission reviewed the information submitted regarding a proposed variance for a non-conforming parcel on land adjacent to the Village's sewer lagoon property. The Planning Commission had no objections or concerns regarding the proposed variance.

2. Proposed Coldwater Business District Update

Wolff submitted a draft of a proposed update to the text of the Coldwater Business Districts. The Planning Commission briefly discussed the draft, and agreed to discuss it in greater detail next month.

3. Pole Construction & Sheds on Vacant Lots

The Planning Commission discussed the prohibition of Pole Construction in Chapter 1220 of the Zoning Code. The Planning Commission asked to have an ordinance drafted to allow for pole construction, provided that the exterior was finished in a manner compatible with residential neighborhoods.

The Planning Commission also discussed the requirement in Chapter 1220 that accessory structures have the same street for access as the primary structure that they are subordinate to. After reviewing the issue, the Planning Commission asked to this included in the draft of the ordinance dealing with pole construction.

The Planning Commission also discussed allowing sheds on lots across the street from homes, if they are under common ownership and combined. They discussed that the Council is considering a similar item to allow people to store boats, trailers, and campers on such lots. After discussion, the Planning Commission was more inclined to allow for

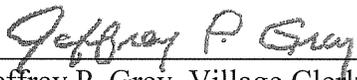
garages on these lots, rather than sheds. The initial thought being that with a garage the items could be stored inside, rather than outside. Wolff was asked to draft an ordinance dealing with this topic and return it to the body for future consideration.

Public Comments:

- Paul Cueny of Clubhouse Drive spoke about detached garages and that if allowed on parcels split by a road the driveway to the garage, and the floor inside, should both be paved.
- Mike Scherba of Isabella Vista stated that he has spoken against allowing garages on vacant lots in the past, and still opposes allowing them to be built on lots unless there is a house. He questioned whether allowing garages across the street from homes would be in harmony with the neighborhood.

With no further business, the Planning Commission stood in adjournment at 9:28 PM.

x\ [Approved: August 11, 2015]



 Jeffrey P. Grey, Village Clerk

The Meeting was called to order at 7:00 PM by Planning Commission {~~Vice-Chairman Robert Laraway~~} Chairman David McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Hiither, Schofield, and McGrath

Members Excused: Grey, Laraway, Tafreshi

A motion was made by Hiither, seconded by Schofield, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 4-0-0.

A motion was made by Schofield, seconded by Hiither, to approve the minutes of the July meeting as presented. VOICE VOTE: MOTION CARRIED 4-0-0.

With the re-appointment of Dunn and Tafreshi to the Planning Commission to new three-year terms the Planning Commission is required to re-elect its officers. A motion was made by Dunn, seconded by Schofield, to keep the current slate of officers for the 2015-2016 session which are the following positions: Chairman, Dave McGrath; Vice-Chair, Robert Laraway; Secretary, Tim Wolff; Planning Commission member to the ZBA, Dave McGrath. VOICE VOTE: MOTION CARRIED 4-0-0.

Reports:

- The Chairman did not have a report to give.
- The Village Manager reported on crack sealing work of Village streets, permits, code enforcement, and items under consideration at the next Village Council meeting.
- The Planning Commission reviewed the minutes of the July Village Council meeting.

Public Hearings:

1. Proposed Ordinance 2015-06; Zoning Map Amendment

McGrath opened the Public Hearing at 7:09 PM.

Wolff provided a summary of the proposed ordinance. If adopted the proposed ordinance would rezoning the entire clubhouse area of the golf course to West Coldwater Business from its current mix of West Coldwater Business and Lake Residential 1.

Public Comments: Paul Cueny of Clubhouse Drive commented on the proposed rezoning and that as the proposal conforms to the Future Land Use Map of the Village's Master Plan it is an appropriate action to take.

McGrath asked about the timing of this proposal. Wolff reported that there is a possible buyer for the golf course who would like to relocate his current business to the basement of the Clubhouse and operate that business in addition to the current operations of the golf course.

McGrath Closed the Public Hearing at 7:16 PM.

A motion was made by Dunn, seconded by Hiither, to recommend ordinance 2015-06 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 4-0-0.

2. Proposed Ordinance 2015-07; Accessory Structures Update

McGrath opened the Public Hearing at 7:17 PM.

Wolff provided a summary of the ordinance to the Planning Commission.

Public Comments: Paul Cueny of Clubhouse Drive commented that he was in favor of the proposed ordinance provided that if pole construction is allowed the exterior is not finished with metal siding.

McGrath Closed the Public Hearing at 7:20 PM.

A motion was made by Dunn, seconded by Hiither, to recommend ordinance 2015-07 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 4-0-0.

Public Comments:

- Paul Cueny of Clubhouse Drive commented on the proposed ordinance on the agenda as New Business #3. He discussed that anything which is adjacent should be considered adjacent and that the current 50% or 50 feet rule in the ordinance should be removed.
- Jim Brown of Castle Drive discussed the Village's Animal Control Ordinance. He asked for his dog to be given a second chance and not have it removed from the Village. McGrath discussed the issue with Mr. Brown and informed him that the Planning Commission deals with land use ordinances, and that he should direct his concerns to the Village Council at their next meeting on August 18th.

Existing Business:

1. Proposed Residential Development Requirements

The Planning Commission continued its review of the proposed changes to the development requirements of single-family dwellings. Wolff submitted a conceptual draft of making the update via incorporating the SmartCode. The Planning Commission liked this approach and asked for Wolff to finalize the draft ordinance using this approach.

Included in the submission to the Planning Commission was an updated chart with required dwelling sizes, dwelling are ratios, and garages. The Planning Commission asked that this chart be incorporated as the new home required sizes in the draft prepared by Wolff.

Dunn stated that he was still not in favor of the proposed changes with respect to lowering the development requirements in the LR-1 district.

2. Proposed Coldwater Business District Update

The Planning Commission reviewed proposed wording which would make various text amendments to the Coldwater Business Districts. The Planning Commission discussed continuing to allow detached single-family dwellings as a permitted use in the West Coldwater Business District. There was discussion regarding removing this and replacing it with allowing attached single-family dwellings under the conditions established in the LR-3 zoning district.

The Planning Commission also discussed whether to include the various golf course related uses in the West Coldwater Business District as Permitted or Special Land Uses in light of the proposed rezoning of the clubhouse area.

Wolff was directed to update the draft based on the discussion and to schedule a public hearing for the September meeting.

3. Proposed Ordinance 2015-08; Lots Under Common Ownership

The Planning Commission reviewed a proposed ordinance that would amend the text of the zoning code regarding lots in common ownership and the conditions which govern if they are considered adjacent and adjoining.

A public hearing on the proposed ordinance was set for the September meeting.

New Business:

1. Proposed Ordinance 2015-09; Airport Land Use Regulations

The Planning Commission received a proposed ordinance which would amend the zoning map near the Lake Isabella Airport and also make text changes to the zoning districts around the airport. In summary, the proposed ordinance would rezone the property north of Bonanza Lane from Airport Residential to Lake Residential-1. It would also rezone all of the property between Bonanza Lane and the Airport to Airport Commercial.

The proposed ordinance was referred to the Airport Advisory Board for review.

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 8:46 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – September 8, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Hiither, Laraway, Schofield, & McGrath

Members Absent: None

Members Excused: Grey & Tafreshi

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

A motion was made by Hiither, seconded by Laraway, to approve the minutes of the August meeting as corrected. VOICE VOTE: MOTION CARRIED 5-0-0.

Reports:

- Chairman McGrath did not have a report for the Planning Commission.
- Village Manager Wolff discussed a recent increase in permit activity including two additions to single-family homes, a hangar, and a variance request for a new home. There was discussion over whether to include a provision in the zoning code to prohibit the development of structures in the floodplain.
- The Zoning Board of Appeals report was given by Wolff, he discussed the upcoming meeting of September 29th.
- Village Council was given by Wolff. He discussed the August meeting and the report presented by Marshal Hooker and the proposed ordinance to update the Village's fireworks regulations.

Public Hearings:

1. Proposed Ordinance 2015-08; Lots in Common Ownership

McGrath opened the Public Hearing at 7:18 PM.

Public Comment:

- Mike Scherba of Isabella Vista spoke against the proposed ordinance. He stated that he favors allowing accessory structures on lot adjacent to homes, but was not in favor of jumping the street.
- Paul Cueny of Clubhouse Drive spoke in favor of the proposed ordinance. He stated that it should be either an all or nothing rule in that he feels there is not any difference between a detached garage on a vacant adjacent lot next to a house, or across the street from a house, it is a detached garage on a vacant lot.

With no further comments, McGrath closed the Public Hearing at 7:22 PM.

Hiither discussed a concern over the wording of a sentence on page 2 which was not clear as to the intent. The intent of the wording was make it clear that when two lots are under common ownership with one of them having a home and the other lot being vacant which are separated by a street, if the vacant lot is a waterfront lot a detached

garage is not allowed. The wording was clarified to the satisfaction of the Planning Commission.

There was discussion regarding whether or not allowing detached garages across the street from a home is a change that is harmonious with the community. Dunn voiced concern over allowing such garages and stated that he feels it is not within the character of the community.

There was discussion regarding whether or not to allow this on a test basis for a year and revisit the regulations in 2016 to see what the feelings of the community are then versus what has been shared now. There was additional discussion over issue.

There was also discussion regarding the current wording of the ordinance which limits the ability to develop a second garage to parcels that are greater than 2/3 of an acre. Wolff stated that if that wording was not changed in the ordinance that in most cases simply owning two lots would not be enough to build a garage. He suggested a change to allow a second garage if a property was at least 2/3 of an acre or two full platted lots. After discussion, it was agreed to amend section 1220.15 of the zoning code to reflect the ability to develop a detached garage in addition to an attached garage to parcels consisting of at least 2 full platted lots, and all parcels that are equal to or greater than 2/3 of an acre.

A motion was made by Dunn, seconded by Hiither, to recommend Proposed Ordinance 2015-08 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 4-1-0.

2. Proposed Ordinance 2015-11; Coldwater Business District Update

McGrath opened the Public Hearing at 7:18 PM.

Public Comment:

- Paul Cueny of Clubhouse Drive spoke about a concern he has regarding the requirement to screen parking areas with landscaping or fencing of at least three feet in height. He stated he feels that this would be a challenge for a business as most want traffic to see that others are shopping there.

With no further comments, McGrath closed the Public Hearing at 7:22 PM.

Wolff stated that he and Mr. Cueny had discussed this concern last week, and thought about the requirement over the weekend. In his mind the best reason to screen the parking lot is for pedestrian safety and to promote a safe walking environment. And, since the Village does not have sidewalks this regulation really isn't needed. He suggested that rather than require screening, that the Village could simply require landscaping which could be in the form of river rock, wood chips, or other things that do not have height.

The Planning Commission agreed to this idea and changed the wording accordingly in section 1246.01(E-1).

A motion was made by Schofield, seconded by Laraway, to recommend Proposed Ordinance 2015-11 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 5-0-0.

Public Comments:

- Paul Cueny of Clubhouse Drive stated that he felt the change in proposed ordinance 2015-11 was a good compromise and he could support the change as a good middle ground between the concerns that were discussed.

Existing Business:1. Proposed Ordinance 2015-12; Single-Family Dwelling Development Requirements

The Planning Commission continued its review of the proposed update to the development requirements of detached single-family homes. The Planning Commission discussed the need to find a way to incorporate some minimum design requirements in order to prevent character-less homes from being built. Various items such as dormers or porches were discussed as features to be included. Wolff suggested that he try and develop a matrix of options based on the size, cost, or location of the home and report that back to the Planning Commission.

New Business:1. Monthly Meeting Date

The Planning Commission discussed moving its regular monthly meeting date from the 2nd Tuesday of the month to the 1st Tuesday of the month. It was agreed to reach out to the LIPOA to see if this change would cause any issues for their organization as it was believed that the Lake Committee also meets during this time.

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 8:53 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – October 13, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Tafreshi, & McGrath
Members Absent: None
Members Excused: Schofield

The Agenda was approved as presented without objection.

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

Reports:

- Chairman McGrath did not have a report for the Planning Commission.
- Village Manager Wolff discussed permit activity, recycling, and road improvements on Baseline. He invited Brad Sims to the meeting to discuss expansion plans for a business he owns in Lake Isabella.
Mr. Sims discussed his plans to expand an existing business in the Village and asked questions relating to developing a second structure, fencing, landscaping, and driveway access.
- The Zoning Board of Appeals report was given by Wolff; he discussed the meeting of September 29th.
- Village Council was given by Grey. He discussed the Regular Meeting in September, the Work Session in September, and the Special Meeting in early October..

Public Hearings:

1. Proposed Ordinance 2015-12; [~~Lots in Common Ownership~~] Residential Development Requirements

McGrath opened the Public Hearing at 7:33 PM.

Public Comment:

- Wolff shared concerns and comments expressed by Mike Fiorillo of Coldwater Road. Mr. Fiorillo owns just under 3 acres of land on Coldwater Road, and would like the ability to develop a handful of smaller homes on some of the property at a future date in time.
- Mike Fox of Weidman asked about the ability to develop a garage on his unbuildable lot.

With no further comments, McGrath closed the Public Hearing at 7:39 PM.

Dunn questioned why the Village should allow for a smaller sized home on unplatted parcels versus platted lots.

A motion was made by Laraway, seconded by Tafreshi, to recommend Proposed Ordinance 2015-12 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 6-0-0.

Public Comments:

- Bob Laraway of Madrid Lane commented on a missing stop sign at Barcelona and Sevilla.

Existing Business:

1. Monthly Meeting Date & Winter Absences

The Planning Commission continued its discussion on moving the monthly meeting from the 2nd Tuesday of the month to the 1st Tuesday of the month. The Village reached out to the LIPOA in September to get feedback from them as to how such a move would impact their organization and has yet to hear back from them.

New Business:

1. Detached Garage Design Requirements

The Planning Commission discussed incorporating design requirements, or a pattern book, into the zoning code for detached garages over 1,000 square feet. It is believed that the Village Council will be returning proposed Ordinance 2015-08 to the Planning Commission at its next meeting to accomplish such a task.

Examples of garages were reviewed and sizes were discussed. The Planning Commission thought that was a good idea as it would allow people to build larger structures but under only limited conditions.

Public Comments:

- Paul Cueny of Clubhouse Drive discussed design requirements for detached garages, and stated that the end product needs to allow flexibility so that the property owner can work with the Village.
- Charlie Kiel of Fairway Drive discussed depth requirements on detached garages for larger trailers and motorhomes.
- Brad Sims of Clubhouse Drive discussed concerns about requiring specific colors or shingles as Canadian Lakes does.
- Mike Scherba of Isabella Vista state that he was not in favor of allowing 2nd floors in accessory structures as people will try to use that as living space.

With no further business, the Planning Commission stood in adjournment at 8:17 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – November 10, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Schofield, Tafreshi, & McGrath
Members Absent: None

A motion was made by Hiither, seconded by Grey, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

A motion was made by Grey, seconded by Tafreshi, to approve the minutes of the October ~~September~~ meeting as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

Reports:

- Chairman McGrath did not have a report for the Planning Commission.
- Village Manager Wolff submitted a written report to the Planning Commission.
- Village Council was given by Wolff. He reviewed the minutes of the past Council meeting for the Planning Commission.

Public Hearings: None

Public Comments:

- Paul Cueny of Clubhouse Drive commented a typo in the previous meeting minutes.

Existing Business:

1. Proposed Ordinance 2016-01 (Formerly 2015-08): Lots in Common Ownership & Council Request for Detached Garage Design Requirements

The Planning Commission reviewed the request of the Village Council to include design requirements or a pattern book for detached garages. Wolff recommended that the existing ordinance be divided into two different ordinances with most of the proposed ordinance and Exhibit A being proposed ordinance 2016-01 and Exhibit B with the design requirements being proposed ordinance 2016-03.

The Planning Commission discussed creating a pattern book as well as reviewed a concept pre-approved building segments and then allowing buildings based on a combination of those segments

There was discussion on these two approaches. Wolff stated that he would likely try and make proposed ordinance 2016-03 into a full rewrite of the Accessory Structure section with emphasis on converting text into graphics.

New Business:

1. Storage Zoning District

The Planning Commission reviewed the request from the Village Council to develop a zoning district for owner-occupied storage structures. The Planning Commission

reviewed several possible locations including the lots in Lake Isabella Airpark between Bonanza Lane and Avion Court, the parcel on Baseline Road in front of the Pellet Factory, and the Village owned lots on Drew Road.

The Planning Commission discussed whether to pursue this as a stand-alone district or as an overlay. Wolff voiced concern about a stand-alone district as the Future Land Use Map of the Master Plan does not show this type of use.

The Planning Commission voiced its preference for an overlay district and for the area near the airport and on Baseline Road.

2. 2nd Floor Living Space in Detached Garages

Planning Commission member Dunn requested that the Planning Commission discuss if there is merit in prohibiting living spaces over detached garages. He stated that in his opinion there is no difference between a detached garage with living space and a bonus room over an attached garage.

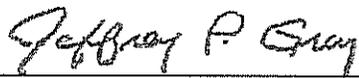
The Planning Commission discussed whether a detached garage with living space is different than a guest house. Wolff stated that in his opinion as the Zoning Administrator the zoning code does not prevent the construction of a guest house.

Public Comments:

- Paul Cueny of Clubhouse Drive discussed guest houses and the senior housing idea for Lake Isabella North.
- Mike Scherba of Isabella Vista voiced concerns about allowing living spaces in detached garages and the impact it would have on the groundwater supply used by the community.

With no further business, the Planning Commission stood in adjournment at 8:47 PM.

x\



Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – December 8, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

Members Present: Dunn, Grey, Hiither, Tafreshi, & McGrath

Members Excused: Laraway & Schofield

A motion was made by Hiither, seconded by Tafreshi, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

A motion was made by Hiither, seconded by Dunn, to approve the minutes of the November meeting as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

Reports:

- Chairman McGrath did not have a report for the Planning Commission.
- The Planning Commission reviewed the calendar of meetings for the first few months of 2016. Based on the comments of the members it appeared that there would be at least 5 members present for each meeting.
- Village Manager Wolff submitted a written report to the Planning Commission.
- Village Council was given by Grey.

Public Hearings: None

Public Comments:

- Mike Scherba of Isabella Vista asked about the upcoming Village Council Work Session.
- Bill Preuss of Crown Point commented on the new sign at the DPW building and was pleased to have it in order to stay informed.

Existing Business:

1. Proposed Ordinance 2015-09
The Planning Commission renumbered the ordinance as 2016-05. A motion was made by Grey, seconded by Tafreshi, to hold a public hearing at the January 12, 2016 meeting on this proposed ordinance.
2. Proposed Ordinance 2016-01
A motion was made by Hiither, seconded by Dunn, to hold a public hearing at the January 12, 2016 meeting on this proposed ordinance.
3. Proposed Ordinance 2016-03
The Planning Commission began its review of the rewrite of Chapter 1220 of the zoning ordinance. This draft comes to the Planning Commission at the request of the Village Council which asked for design requirements for detached garages.

There was discussion about requiring all garages to adhere to a pattern book, or only require detached garages which are located across a street from a primary structure to follow the requirements of the pattern book.

After discussion the Planning Commission felt that only allowing detached garages from the pattern book is preferable regarding of what lot it is built on. They also discussed smaller requirements for the LR2 district versus the LR1 district.

There was discussion that the garages need to have a character that is suitable and harmonious with residential areas. There was also discussion, but no action, taken with respect to placement and the view from neighboring properties.

Finally there was discussion and agreement that for garages across the street from homes that the driveway will need to be paved.

4. Proposed Ordinance 2016-04

The Planning Commission reviewed the first draft of the proposed ordinance to create an overlay zoning district to allow for storage barns. The Planning Commission discussed having a minimum and maximum size allowed for the buildings. Wolff noted that the draft does contain essentially a minimum size as all buildings have to have a minimum average width and average width of at least 24 feet.

The Planning Commission also asked that lots 19-22 be added to the overlay area, and that the Village should retain lot 23 of Airpark as a green belt between storage buildings and residential housing.

There was also discussion over the proposed single story limit with a maximum height of 14 feet. Wolff stated that in his view a story was only reflective of the space inside the walls from floor to the bottom of the ceiling joist or lowest part of the rafter and not the height of the roof.

New Business: None

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 9:07 PM.

x\ [Approved 2016-04-12]
 Jeffrey P. Grey, Village Clerk