

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – April 12, 2016

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:01 PM by Planning Commission Chairman Dave McGrath and the pledge of allegiance was recited.

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

Members Excused: Dunn & Grey

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 Laraway, seconded by Tafreshi, to approve the minutes of the December meeting as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

Reports:

- Chairman McGrath did not have a report for the Planning Commission.
- Village Manager Wolff provided a written report to the Planning Commission. He also discussed the work being done by the Charter Review Commission.
- Village Manager Wolff provided the Village Council report and discussed the events and meetings going back to the Council Work Session in December.

Public Hearings: None

Public Comments:

- Paul Cueny shared a call he received from a resident who had concerns over the detached garage pattern book. He stated that concerns were voiced to him that such a requirement would result in detached garages being too costly for the average resident.
- The Planning Commission reviewed a letter from Tobin Schwartz. Mr. Schwartz wants his father to be able to have a 6-foot fence around their family's garden. Acting on a complaint from a nearby dwelling, the Village sent a correction notice to Mr. Schwartz's father regarding the fence last summer. The Village's fence ordinance prohibits fences over 4 feet in residential districts. The ordinance also prohibits metal fencing, and fences made from chicken wire or hog wire. Members of the Planning Commission discussed whether or not to revisit the fence regulations. The option of adding a garden fence permit which would allow certain fences for a period of time was discussed, but did not have support from a majority of members.

Wolff asked if the Planning Commission could consider New Business before Existing Business as there are items under New Business which could impact the direction taken on other items. The Planning Commission did not object to this request.

New Business:

1. 2015 Planning & Zoning Report

The Planning Commission reviewed the 2015 annual report. There was a brief discussion regarding the report and the zoning permit activity from the previous year.

2. Updating Permitted and Special Land Uses, Including Definitions

Wolff presented a project to the Planning Commission that he has been working on during the previous few months. A spreadsheet was presented which contained all of the current terms used for the permitted and special land uses in the zoning code. Many instances were identified where different but similar wording was used to describe a particular use. The spreadsheet combines these terms into a single term. Also presented was a list of definitions for all of the uses. Wolff asked the Planning Commission to review this and discuss it at next month's meeting.

Wolff detailed the process which needs to be taken in moving forward. He would like to take all of the uses and place them into a matrix so that in the future this problem does not happen again. He suggested sending the Planning Commission a survey to take for each district which would allow them to indicate what they feel should be the permitted and special land uses for each district.

After that, the next step will be making sure that all uses which are listed as special land uses have standards for each of those uses.

3. Updating the Site Plan and Special Land Use Review Process

The Planning Commission reviewed the Village's requirements for reviewing site plans and special land use applications. The Planning Commission felt the expanded process was a good process to move the Village towards. Wolff stated that he would work on drafting an ordinance to that effect for their consideration.

Existing Business:

1. Proposed Ordinance 2016-01; Lots Under Common Ownership

The Planning Commission set a public hearing for this proposed ordinance to be held as part of its regular meeting in May.

2. Proposed Ordinance 2016-05; Airport Area Land Use Update

In light of the work being done on updating the uses and definitions in the zoning ordinance, the Planning Commission felt that further action on this item could be postponed until that project was complete.

3. Proposed Ordinance 2016-03; Accessory Structures & Detached Garage Pattern Book

The Planning Commission discussed the concept of only allowing detached garages through the use of a pattern book. The Planning Commission discussed the impact of only allowing detached garages to be constructed through a pattern book. Members were not supportive of this concept and felt that at most a pattern book could be used for very specific garages which are not currently permitted by the ordinance.

There was also discussion regarding whether or not to require a paved driveway for a detached garage constructed across the street from the dwelling it is subordinate and accessory to. Rather than mandate it, the consensus was to require paving if a driveway on an adjacent property was paved.

4. Proposed Ordinance 2016-04; Storage Structure Overlay Zoning

The Planning Commission postponed action on this item until other items on the docket are addressed.

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 8:45 PM.

[Approved 2016-05-10]

Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – May 10, 2016

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, Laraway, Schofield, Tafreshi, & McGrath
Members Excused: Hiither

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

A motion was made by Dunn, seconded by Tafreshi, to approve the minutes of both the April 12, 2016 Regular Meeting and the May 3, 2016 Joint Meeting. VOICE VOTE: MOTION CARRIED 6-0-0.

Reports:

- Chairman McGrath discussed the Joint Meeting held with the Village Council. He thanked everyone that attended the meeting, and stated that he felt the discussion was very good and constructive on working through the Village's current projects.
- Village Manager Wolff provided a written report to the Planning Commission. He also discussed that candidate packets were available for anyone interested in running for Village Council, work on drafting a septic inspection ordinance, and legislation under consideration dealing with Michigan's Medical Marijuana Law.

Dunn inquired about whether the Village still has an ordinance provision which restricts parking in yards. Wolff reviewed the Village's website and stated that there was still an ordinance provision which prohibits people from parking in yards, but there have been no complaints filed against any particular violations. He stated that now that plowing season has ended, there are only a handful of locations where people would be prevented from parking on the street. Grey discussed whether or not the Council should consider banning parking on streets year round.
- Village Clerk Grey discussed the Village Council meeting and Council Work Session to review the proposed Charter Amendments. He also discussed the renewal of the Broomfield Twp. Fire Protection Special Assessment.

Public Hearings: None

Public Comments: None

Existing Business:

1. Proposed Ordinance: Permitted/Special Land Uses & Definitions
The Planning Commission reviewed the list of proposed uses and definitions. There was discussion regarding what would be considered a "Personal Service Establishment." Various business uses were discussed as to whether or not such would qualify as a Personal Service Establishment. The definition of "Business Office" was also discussed

and the desire of the Planning Commission was to expand the definition to include uses such as, and similar to, lawyers and engineers.

The provision in the definition of “Marina” which requires that they be located on the water was discussed. It was discussed that there was a different definition for business that sell and service watercraft away from the water. The Planning Commission also discussed where a dispatch center /garage could be located.

2. Proposed Ordinance: Site Plan Review Process

The Planning Commission reviewed the draft of the proposed ordinance to update the Site Plan review process. There was discussion about the need to clarify that all work approved on a site plan expires within 1 year of the approval. There was also discussion regarding including a provision in the zoning code which would create different categories of site plans based upon the impact of the project. For example an addition to an existing structure might be viewed as a minor project and have a less intensive process compared to a new development requiring a more detailed review process.

New Business: None

Public Comments:

- Paul Cueny of Clubhouse Drive discussed that for the definition ordinance it may be easier to read if terms were lumped together.

With no further business, the Planning Commission stood in adjournment at 8:31 PM.

[Approved June 14, 2016]

Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – June 14, 2016

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

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

A motion was made by Hiither, seconded by Tafreshi, to approve the Agenda for the meeting with the addition of New Business #1 “Temporary Vendor Permit.” VOICE VOTE: MOTION CARRIED 7-0-0.

A motion was made by Tafreshi, seconded by Grey, to approve the minutes of the May 10th meeting. VOICE VOTE: MOTION CARRIED 7-0-0.

Reports were received from the Village Manager and the Village Council.

Public Hearings:

1. Proposed Ordinance 2016-01

McGrath opened a public hearing for proposed ordinance 2016-01 at 7:09 PM.

A synopsis of the proposed ordinance was read by the Village Manager.

Public Comments:

- Mike Scherba of Isabella Vista: Voiced concerns about allowing detached garages across the street from their primary structure and whether they could be decoupled in the future. He asked about the deed restriction component of allowing garages across the street, and stated he was still opposed to allowing garages across the street from their homes.
- Mike O’Day of Pyrenee: Asked about the proposed ordinance and stated that he was interested in building a garage across the street from his home.
- Jerry Biersbach of Castle Drive: Would like to put a shed on the vacant lot across the street from his home and asked whether this ordinance would allow that. McGrath responded that it would not allow sheds, only larger garages.

Planning Commission Discussion:

Dunn spoke against the proposed ordinance and stated that he was not in favor of allowing detached garages to be built across the street from their dwellings.

Hiither spoke in favor of the ordinance; he stated he did not have a problem with garages across the street from their homes provided that there were regulations in place and high standards.

Tafreshi stated that he was opposed to the ordinance.

McGrath stated that he was in favor of the ordinance.

McGrath closed the public hearing at 7:30 PM.

Schofield asked why the Council broke the ordinance up into two different ordinances. Wolff stated that they wanted an ordinance dealing with the ability to build garages across the street from their dwelling, and a different ordinance dealing with design standards.

It was questioned on why the Village would consider changing the definition of a parcel in a way that would allow accessory structures to be built across the street from their dwelling. Wolff stated that under the rules of the Michigan Department of Treasury people can homestead property across the street from their primary residence, and the zoning code for the Village specifically says that a street divides a parcel.

After further discussion, a motion was made by Grey, seconded by Hiither, to recommend proposed ordinance 2016-01 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 7-0-0.

2. Proposed Ordinance 2016-06

McGrath opened a public hearing for proposed ordinance 2016-06 at 7:46 PM.

A synopsis of the proposed ordinance was read by the Village Manager.

Public Comments: None

Planning Commission Comments:

Grey stated that he supported the ordinance and the “detailed site plan” process.

Schofield stated that she liked the ordinance and it will be nice for a transparent process to approve major projects.

McGrath closed the public hearing at 7:50 PM.

A motion was made by Grey, seconded by Dunn, to recommend proposed ordinance 2016-06 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 7-0-0.

Public Comments:

Mike Scherba of Isabella Vista thanked Larry Hiither for his service on the Planning Commission and to the community.

Existing Business:

1. Proposed Ordinance; Permitted & Special Land Use Definitions

A public hearing was set for the July 12th meeting for this proposed ordinance.

2. Proposed Ordinance 2016-03; Accessory Structures

The Planning Commission discussed shed sizes and guest houses. The Planning Commission discussed whether or not they needed to work on this ordinance until the Council acts on proposed ordinance 2016-01. Members Dunn, Schofield, and Tafreshi all voiced concerns over proposed ordinance 2016-01 and that they felt the information discussed was not clear.

A motion was made by Grey, seconded by Tafreshi, to rescind the vote on proposed ordinance 2016-01 due to the added discussion. ROLL CALL VOTE: YEAS; Grey, Tafreshi, Dunn, and Schofield. NAYS: Laraway, Hiither, and McGrath. On the advice of the Village Manager who referenced materials reviewed during the meeting that the vote needed to be by a 2/3 margin, McGrath ruled that the motion did not pass.

Further action on this proposed ordinance was postponed until next month.

New Business

1. Temporary Vendor Request

Mike O’Day presented a request to locate a 600 square foot tent at Al Davis’ property on Coldwater Road to sell fireworks. Mr. O’Day stated that he carries a \$10,000,000 liability policy, uses proper storage, and doesn’t permit smoking near the sales tent.

Grey asked about the days and time. Mr. O’Day stated they operate from 11 AM until dusk and would like to start setting up the tent on June 22nd.

Hiither asked about product security and years of operation. Mr. O’Day stated that this was their 5th year, and they use a shipping container.

Wolff asked about signage. Mr. O’Day stated they have a couple of 4x8 signs.

Schofeild asked when they would be done selling. Mr. O’Day stated July 6th.

A motion was made by Tafreshi, seconded by Hiither, to approve the Temporary Vendor Request provided a copy of all permits and licenses discussed are provided to the Village.

VOICE VOTE: MOTION CARRIED 7-0-0.

Public Comments: None

With no further business, the Village Council stood in adjournment at 8:55 PM.

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – September 13, 2016

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

Members Present: Dunn, Preuss, Laraway, Grey, Tafreshi, and McGrath
Members Excused: Schofield

The Agenda for the meeting was accepted without objection.

The minutes for the July 12, 2016 meeting were accepted without objection or modification.

Reports were received from the Village Manager and the Village Council.

Public Hearings: None

Public Comments: None

Existing Business:

1. Fence Ordinance Definitions

The Planning Commission reviewed the definition change to the word “fence.” The Planning Commission reviewed and discussed garden fences. Wolff asked the Planning Commission to consider specific regulations for garden fences in the ordinance as there currently are no specific regulations.

Whether to consider garden fences a temporary fence was considered. Concerns were voiced over people leaving the fences up all year, and therefore would really be temporary. Height and materials were discussed.

2. Proposed Ordinance 2016-03

The Planning Commission reviewed the changes made to proposed Ordinance 2016-03. The members asked for an additional month to review the changes and consider how to best incorporate the design requirements and guidebook. Wolff was asked to email the members on the various items he discussed in his presentation on the ordinance.

Wolff also discussed the time frame that needs to be considered in acting on this ordinance. The moratorium put in place by the Council expires in January, so if possible he feels the ordinance should be moved out of the Planning Commission at the October meeting.

New Business

1. Special Land Uses

The Planning Commission briefly reviewed the materials submitted for consideration to update the Special Land Use section of the Village’s zoning code. Wolff was asked to send out an email on this item to outline the steps that need to be taken with the update.

Public Comments: None

With no further business, the Village Council stood in adjournment at 8:54 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – September 13, 2016

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

Members Present: Dunn, Preuss, Laraway, Grey, Tafreshi, and McGrath
Members Excused: Schofield

The Agenda for the meeting was accepted without objection.

The minutes for the July 12, 2016 meeting were accepted without objection or modification.

Reports were received from the Village Manager and the Village Council.

Public Hearings: None

Public Comments: None

Existing Business:

1. Fence Ordinance Definitions

The Planning Commission reviewed the definition change to the word “fence.” The Planning Commission reviewed and discussed garden fences. Wolff asked the Planning Commission to consider specific regulations for garden fences in the ordinance as there currently are no specific regulations.

Whether to consider garden fences a temporary fence was considered. Concerns were voiced over people leaving the fences up all year, and therefore would really be temporary. Height and materials were discussed.

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Wolff also discussed the time frame that needs to be considered in acting on this ordinance. The moratorium put in place by the Council expires in January, so if possible he feels the ordinance should be moved out of the Planning Commission at the October meeting.

New Business

1. Special Land Uses

The Planning Commission briefly reviewed the materials submitted for consideration to update the Special Land Use section of the Village’s zoning code. Wolff was asked to send out an email on this item to outline the steps that need to be taken with the update.

Public Comments: None

With no further business, the Village Council stood in adjournment at 8:54 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting – October 11, 2016

1010 Clubhouse Drive
Lake Isabella, MI, 48893

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

Members Present: Dunn, Preuss, Laraway, and McGrath
Members Excused: Grey, Schofield, and Tafreshi

The Agenda for the meeting was accepted without objection.

The minutes for the September 13, 2016 meeting were accepted without objection or modification.

Reports:

Chairman: None

Village Manager: Manager Wolff discussed the preliminary work done to update the Village's sign ordinance. Mike Fiorillo and Sarah Fiorillo were present to have a pre-application discussion with the Planning Commission over a development idea that they are exploring for their family's property on Coldwater Road. In summary, the concept is to convert the property into a venue that mainly focuses on weddings and receptions. Wolff stated that in his initial discussion with Mr. Fiorillo he expressed concern over the zoning for the property not accommodating this use, and also the impact that changing the zoning would have on nearby residential uses.

Preuss asked about the number of people that would be able to attend events. The Fiorillos responded that they were considering to parking areas on-site that would each accommodate 50 or so vehicles.

Dunn asked about alcohol and food service. The Fiorillos stated that events would be catered and that they would not provide alcohol or staff to serve alcohol. They are still investigating insurance requirements for people to bring their own beverages.

Laraway asked about bathrooms and the ability of the septic system on-site to handle increased use. The Fiorillos stated that for the beginning period they would be looking to use porta-johns.

The members in attendance all felt it was an intriguing project, but acknowledged the concerns about noise and traffic impacting nearby residential uses. Mr. Fiorillo stated that he has already approached several of the neighbors about this, and has received both positive and negative feedback from them.

Wolff stated that his concern, and what he needs direction from the Planning Commission on, is how to direct the Fiorillos to request approval based on the zoning not allowing this use. He stated that in his opinion as the Zoning Administrator the use would be considered as an Assembly Hall, which is a permitted use in the East Coldwater Business District. He stated that the property is zoned LR-1, and that an Assembly Hall is not an allowed permitted or special use in that district.

The members of the Planning Commission in attendance all stated that they would be willing to exploring some type of temporary or limited time approval which would allow the Fiorillos to test the waters to see if this was a viable business venture, provided that the nearby residential uses were included in shaping how that experience worked.

Wolff stated that he would run this by the Village Council as a permanent change in the zoning will require action of the Village Council, as well as try to find a temporary way to allow the Fiorillos to work with their neighbors on seeing if this could be a workable addition to the neighborhood.

Village Council: Wolff reported on the events of the September Village Council meeting.

Public Hearings: None

Public Comments: None

Existing Business:

1. Proposed Ordinance 2016-03

The Planning Commission completed its review of the proposed ordinance to update accessory structure regulations in residential districts.

The Planning Commission reviewed the regulations for guest houses, they felt requiring such to be connected to a well and septic approved by the Health Dept. was a good regulation to keep in the ordinance.

The Planning Commission discussed and decided to keep the requirement in the draft that a detached garage located across the street from its home have a hard-surfaced driveway.

The Planning Commission discussed how the zoning code defines and uses the word “story.” Questions were raised about what might be considered a second story if a garage has a bonus storage area above where vehicles are stored.

The design and exterior finish requirements were reviewed and modified based on the discussion at the meeting.

After completing the review and making several changes to the submitted draft a motion was made by Laraway, seconded by Pruess, to recommend the amended draft to the Village Council for approval. VOICE VOTE: MOTION CARRIED 4-0-0.

2. Fence Ordinance Definitions

Dunn questioned what public purpose exists for regulating fences in the manner that the Village presently does. He stated that he feels the community is over regulated on this topic. Laraway stated he agrees with Dunn. It was requested to have the item returned with regulations drafted more closely to the standards the ordinance contained in 2008.

3. Special Land Use Ordinance

The Planning Commission briefly discussed this project. Wolff stated that the direction he needs from the Planning Commission at this stage is whether or not any of the existing review standards need revision. He stated that once the existing review standards are addressed he can then draft standards for the items recently added to the ordinance as Special Land Uses so that they are reviewed in a compatible manner.

New Business: None

Public Comments:

- Paul Cueny of Clubhouse Drive thanked the Planning Commission for their work.
- Charlie Kiel of Fairway Drive also thanked the Planning Commission for their work.
- Mike Scherba of Isabella Vista discussed the requirement in proposed ordinance 2016-03 that a detached garage located across the street from a home it is accessory to have a hard surfaced driveway. He stated that none of the homes he built in the Village have had a hard-surfaced driveway, but a garage could be required to have one seemed to be in conflict. He also discussed that the building code requires a 10 foot distance between garages and homes. He also discussed concerns over traffic on Coldwater Road if the Fiorillos are allowed to convert the use of their property. He stated that the hill to the south of their driveway creates a blind spot which is not a suitable location for an access drive to a venue.

With no further business, the Village Council stood in adjournment at 9:12 PM.

x\ [Approved November 15, 2016]



Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission
Regular Meeting – November 15, 2016

1010 Clubhouse Drive
Lake Isabella, MI, 48893

At 7 PM the Meeting was called to order by Planning Commission Chairman McGrath and the pledge of allegiance was recited.

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

The Agenda for the meeting was accepted with the modification of moving the discussion with the Fiorillos to in-between the Reports and Public Hearings.

The minutes from the October meeting were accepted as presented.

Reports:

1. There was no report from the Chairman
2. Village Manager Wolff discussed various items in his report. These items included Isabella Pellet, the Charter Revision Process, and PASER rating streets.
3. The minutes from the previous Village Council meeting and Zoning Board of Appeals meeting were reviewed.

Fiorillo Project Discussion:

Mr. Fiorillo presented letters of support from 5 of his 6 closest neighbors.

The Fiorillos discussed that they would like to pursue the business for the first year or two using tents, and then build a permanent structure to house receptions. They stated that they are currently working on purchasing additional property from a family member who owns the adjacent parcel to the south.

Laraway asked how those plans would deal with septic issues. He stated that final approvals are based on how all other permits are factored in on the site, and that he would not be comfortable supporting a final approval until other permits were obtained.

Wolff reviewed the options which could be pursued for a permanent change in the zoning. He discussed a map amendment, conditional rezoning, and a text change. There was also discussion among the Planning Commission as to whether the proposed combined use of a wedding venue and reception hall truly would be considered an “Assembly Hall” in the ordinance. There was discussion regarding whether the section of the ordinance which deals with “Uses Not Designated” could apply here due to the unique nature of the request.

The Planning Commission and the Fiorillos discussed various aspects of the proposal to determine whether or not the request would fall under the Assembly Hall use in the ordinance. The Fiorillos stated that they would like to use Porta-Johns for bathrooms until a permanent structure is built. They also stated that they would have a requirement that midnight was the end time for events. Access to the site was discussed, and it was stated that the plan is to use the northern most driveway.

Concerns were voiced by members of the Planning Commission about traffic due to the hill in Coldwater Road. The possibility of having caution signs placed on Coldwater Road to highlight merging traffic when an event is scheduled was discussed.

After discussing the particulars of the request, the Planning Commission asked for the Zoning Administrator to submit an opinion regarding whether the use as discussed with the combination of uses falls into any defined use, or would be considered a use not designated. In doing so, the Planning Commission noted that if the opinion of the Zoning Administrator were that it did not need to be rezoned, there would still need to be approvals granted by the Planning Commission for the use of the tent. This arrangement would allow the Fiorillos to test the business concept out before needing to make a significant financial outlay.

Wolff stated that he would review the request and the information from the previous two meetings and draft such an opinion letter for the December meeting.

The Fiorillos stated that they would like to continue to pursue a permanent change through the conditional rezoning process in addition to working with the Village on a way to test the market in the next year or two.

Public Hearings:

1. Proposed Ordinance 2016-08; Fence Regulation

McGrath opened a Public Hearing for the proposed ordinance at 8:13 PM.

Public Comment: None

Planning Commission Discussion:

The Planning Commission discussed privacy fences on waterfront lots. The consensus was to prohibit them on the waterfront, but to allow privacy screening.

It was discussed if the Village could require snow fences to be green and not orange. Wolff stated that he questioned whether it was the best use of enforcement time to police snow fence colors.

Garden fences were discussed. The Planning Commission was OK with allowing hog wire fences up to 5 feet, and chicken wire up to 2 feet. The feeling was to allow them year round if wood posts were used, and to require them to be removed each winter if metal posts were used.

McGrath closed the public hearing at 8:53 PM.

Public Comments: None

Existing Business:

1. Proposed Ordinance; Special Land Use Development Requirement
No action was taken on this item.

New Business: None

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 8:57 PM.

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Jeffrey P. Grey, Village Clerk

Village of Lake Isabella
Planning Commission
Regular Meeting – December 13, 2016

1010 Clubhouse Drive
Lake Isabella, MI, 48893

At 7 PM the Meeting was called to order by Planning Commission Chairman McGrath and the pledge of allegiance was recited.

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

The Agenda for the meeting was accepted as presented.

The minutes from the November meeting were accepted as presented.

Reports:

1. Chairman McGrath spoke on a type of fence he was interested in for gardens.
2. Village Deputy Manager Manley discussed various items in the manager report. These items included Unified Brands, code enforcement, permit numbers and PASER rating streets.
3. The minutes from the previous Village Council meeting and Zoning Board of Appeals meeting were reviewed.

Public Hearings: None

Public Comments: None

Existing Business:

1. Mike Fiorillo Project Update
Grey asked if the Village would have to approve each tent under the SLU.
Fiorillo asked if the SLU process was faster than the rezoning process.
A motion was made Dunn, seconded by Schofield to accept the opinion of the Zoning Administrator with respect to the zoning classification of the proposed use under consideration for 565 N. Coldwater Road which would treat an Outdoor Wedding Venue as a Special Land Use in the LR-1 district. VOICE VOTE: MOTION CARRIED 7-0-0.
2. Isabella Pellet Preliminary Discussion Site Plan Update
Grey asked how many employees are on site at any given time. Owner Mr. Glawe stated 5 to 6.
Grey asked if Mr. Glawe planned on storing raw material and goods on the north side of the building. Mr. Glawe stated there was never a plan for storage but down the road they are looking at an actual storage building. For the time being they are trying to limit the amount of time the raw material sits outside to less than a day. They are trying to manager material better but getting to that point may take a bit of time.
Grey stated that his main concern with the outside storage is safety personnel being able to get to all aspects of the property and building should they need too. Mr. Glawe stated

that currently there are lanes through all of the outdoor storage that would allow all safety personnel access to any part of the property.

McGrath asked how the product was moved off the trucks. Mr. Glawe stated that the product moved off the trucks with walking floors and then demonstrated how it worked.

The members of the planning commission asked for a more detailed drawing of the parking area and the proposed truck route/loop.

They also asked to see the berms built up more and to have a proposed storage building placed on the plans.

Mr. Glawe stated he understood what they were asking and would turn in a completed Site Plan to Mr. Wolff for the Planning Commission to address at its next meeting.

3. Proposed Fence Ordinance

McGrath showed the other members the fencing he was interested in seeing used in the gardening portion in the fence ordinance.

After further discussion, a motion was made by Dunn, seconded by Schofield, to recommend proposed ordinance 2017-01 to the Village Council for adoption with the addition of deer fencing being added to 1222.03 #13 and to 1222.03 #16. VOICE VOTE: MOTION CARRIED 7-0-0.

New Business: None

Public Comments:

- Paul Cueny stated that a great job was done by all.

With no further business, the Planning Commission stood in adjournment at 8:30 PM.

x\ _____
 Jeffrey P. Grey, Village Clerk