

Village of Lake Isabella

2018 Annual Planning & Zoning Report

January 2018



Planning Commission

Dave McGrath, Chairman

Bob Laraway, Vice-Chair

Jeff Grey, Village Councilman

Farzad Tafreshi

Bill Preuss

Mike Simon

Tom Courser

Permit & Activity Historical Summary

Table 1. Zoning Activity History 1998 - 2018					
Year	Total Zoning Permits	New Home Permits	Variances Heard/ Approved	Ordinances Adopted	Planning Commission Meetings
1998	48	29	0/0	3	5
1999	90	45	9/9	2	12
2000	77	36	3/3	3	13
2001	73	35	2/2	2	12
2002	85	39	2/1	1	11
2003	59	37	2/2	0	12
2004	58	30	6/6	3	14
2005	61	27	4/3	2	13
2006	40	16	2/1	3	11
2007	40	20	3/3	5	12
2008	28	12	4/2	1	8
2009	29	4	7/4	2	11
2010	23	2	1/0	3	9
2011	20	2	3/1	5	6
2012	16	2	0/0	4	9
2013	22	2	1/0	3	8
2014	17	2	0/0	4	8
2015	33	4	1/1	6	10
2016	42	4	1/0	4	9
2017	31	4	1/0	3	9
2018	35	4	1/0	6	11
Totals	927	356	53/38	62	204

2018 Planning Commission Activity

During the course of 2018 the Planning Commission met 11 times. This meets the requirements of the Michigan Zoning Enabling Act (MZEA). The Planning Commission's normal meeting date and time is the second Tuesday of the month at 7 PM.

Zoning Ordinances

In 2018 the Planning Commission continued work on implementing the goals and projects of the Village's 2013 Master Plan. During this calendar year, the Planning Commission recommended the following four ordinances to the Village Council:

- **Ordinance 2017-02:** The purpose of this ordinance is to amend the zoning code of the Village of Lake Isabella to enact a uniform method of regulating the establishment of uses defined in the zoning code on parcels in the Village. This ordinance creates a centralized location for development standards for uses allowed in the zoning code, and established what the specific development requirements for the various uses in the zoning code. It also identifies which districts each use may be allowed in, and what level of approval is required for a specific use in a specific district, and what information is required for each level of application of approval. [This Ordinance was adopted by the Village Council.](#)
- **Ordinance 2018-01:** This ordinance was a conditional rezoning amendment to the zoning map. It conditionally rezoned a parcel of land at 565 N. Coldwater Road from Lake Residential-1 to East Coldwater Business pursuant to the terms of this conditional rezoning agreement between the Michael L. Fiorillo and the Village of Lake Isabella in order for the applicant to operate a short-term lodging operation for the existing dwelling on the property. [This ordinance was adopted by the Village Council.](#)
- **Ordinance 2018-02:** The purpose of this Ordinance was to amend the zoning code by creating Chapter 1296 of the Zoning Code titled "Airport Hazard Area Overlay District." The intent of this Chapter of the Zoning Code was to provide for the public's safety and well-being by limiting and regulating development of land and structures in areas which have been identified by the Michigan Department of Transportation as being at risk due to the operations of the Lake Isabella

airport. This ordinance was recommended by the Planning Commission, but not adopted by the Village Council.

- **Ordinance 2018-03:** The purpose of this Ordinance was to amend the zoning map of the Village of Lake Isabella. Specifically, this ordinance rezoned Lots 19 – 31 of the recorded plat Lake Isabella Airpark from Airport Residential to Lake Residential – 1. This ordinance was adopted by the Village Council.
- **Ordinance 2018-05:** The purpose of this Ordinance was to amend several section of the zoning code of the Codified Ordinances of the Village of Lake Isabella. The amendments contained in this ordinance were intended to align the regulation of detached and attached garages, provide clarity in the zoning code by adding certain definitions, and to provide greater flexibility for residents and businesses in the development of Accessory Structures. This ordinance was adopted by the Village Council.
- **Ordinance 2018-07:** The purpose of this ordinance was to amend various setback requirements in the zoning code. This ordinance was adopted by the Village Council.
- **Ordinance 2018-08:** The purpose of this ordinance was to update the enabling section of the zoning code which regulates the Planning Commission. This ordinance was adopted by the Village Council.

Special Land Use (SLU) Applications

- **Special Land Use 2018-01** was approved allowing for the construction of a detached garage located across the street from its associated dwelling at 1182 Queens Way.
- **Special Land Use 2018-02** was approved allowing for the construction of a detached garage of up to 1,280 square feet at 1052 Lincoln Drive.
- **Special Land Use 2018-03** was approved allowing for the construction of a detached garage of up to 1,280 square feet at 1063 El Camino Grande.
- **Special Land Use 2018-04** was approved allowing the establishment of a self-service storage facility at the intersection of Clubhouse Drive and Coldwater Road.

- **Amendment to Special Land Use 2017-01** was amended at the request of the property owner by removing the total number of events allowed to be held on the property.

Site Plans Reviewed

- **Special Land Use 2018-04** was approved along with a Site Plan allowing the establishment of a self-service storage facility at the intersection of Clubhouse Drive and Coldwater Road.

2018 Zoning Board of Appeals Activity

The ZBA held one meeting in 2018. As of the date of this report, the case is still ongoing and has yet to be resolved.

2018 Code Enforcement Action

The table below provides a general breakdown on the types of code violations handled by the department since 2010:

Type of Case	2010	2011	2012	2013	2014	2015	2016	2017	2018
Animal Control	24	13	25	12	3	10	4	83	13
Blight	173	138	178	102	60	57	68	82	108
Fireworks/Burning	11	6	9	1	1	3	2	8	9
Miscellaneous	1	2	7	8	2	1	4	6	9
Noise	0	3	1	1	1	0	0	1	0
Rental Code	6	34	33	54	36	47	33	36	0
Sign Code	3	0	2	1	0	0	0	0	0
Streets	0	0	6	26	22	21	18	6	2
Trailer/RV	12	0	11	21	2	7	6	6	4
Zoning	9	7	23	17	12	13	24	21	11
TOTAL	239	203	295	243	139	159	159	249	156

Roster & Terms

Planning Commission	
Member	Term Expires
Jeff Grey*	January, 2019
Tom Courser	July 1, 2020
Farzad Tafreshi	July 1, 2018
Mike Simon	July 1, 2018
Dave McGrath, Chairman	July 1, 2019
Bill Preuss	July 1, 2019
Robert Laraway, Vice-Chair	July 1, 2020

Zoning Board of Appeals	
Member	Term Expires
Dave McGrath**	January, 2020
Arnold Griffin***	January, 2019
Lee Price	July 1, 2020
John Dauffenbach	July 1, 2021
Arvil King, Chairman	July 1, 2019

- * *Grey serves as the Village Council's representative to the Planning Commission. His term expires on the Organizational Meeting date for the Village Council following the 2018 General Election.*
- ** *McGrath serves as the Planning Commission's representative to the ZBA. His term expires at the regular Planning Commission meeting date in July.*
- *** *Griffin serves as the Village's Council representative to the ZBA. His term expires on the Organizational Meeting date for the Village Council following the 2018 General Election.*