

Village of Lake Isabella

2012 Annual Planning & Zoning Report

January 2013



Planning Commission

John Boyd, Chairman

Dave McGrath, Vice-Chair

Bob Laraway

Jeff Grey, Village Councilman

Angela Schofield

George Dunn

Jim Wirtz

Prepared By:

Tim Wolff

Village Manager & Planning Commission Secretary

Permit & Activity Historical Summary

Table 1. Zoning Activity History 1998 - 2012					
Year	Total Zoning Permits	New Homes	Variiances 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
Totals	747	336	48/37	36	149

2012 Planning Commission Activity

In 2012 the Planning Commission undertook several projects to address concerns in the Village's zoning code. The first project was an update to the Village's site plan review process. These changes ultimately adopted by the Village Council give the Planning Commission greater flexibility in reviewing future developments for impacts which have a negative impact on other uses. These areas of greater flexibility include, noise, odor, traffic, and environmental concerns. Early in the year the Planning Commission considered an ordinance, which was ultimately not adopted by the Village Council, to allow golf carts to operate on Village streets. In March of 2012, the Planning Commission held a public hearing as part of the Village's application to the USDA for funding consideration for a sanitary sewer system. At the time of this report, the USDA has yet to inform the Village of any determination of funding for this project.

The Planning Commission also recommended a conditional rezoning of several acres of land on Drew road in late spring. This is the second parcel in the Village to undergo a Conditional Rezoning. Later in the spring, the Planning Commission reviewed the Village's annual Capital Improvement Plan as part of the budget process. A review was also made of lots owned by the Village and whether or not there was a possible future public use of these lots. The Planning Commission recommended numerous lots be offered for sale as there was not future public use anticipated.

The summer of 2012 brought one of the biggest changes seen in years to the Planning Commission with the retirement of longtime Chairman Bill Dunham. Also departing in 2012 was longtime Secretary Ardith Gloden. To celebrate their service, the Village hosted an open house before the June meeting and invited past members to come and show their appreciation for the years of service to the community that Bill and Ardith had given.

Other items of business in 2012 were a review of an update to Sherman Township's Master Plan. The Planning Commission sent several recommendations to the township as part of this review process. The Planning Commission also reviewed a possible ordinance, which was not adopted by the Village Council, to make it permissible to keep a limited number of backyard chickens in the Village. An ordinance was considered, and adopted by the Council, to make an amendment to the Village's fence code. The final main item of business undertaken in 2012 was the creation of a new ordinance to regulate accessory structures in non-residential districts. This ordinance was adopted by the Village Council in 2013.

2012 JCCA Inspections & Activity

In 2012 the JCCA conducted a total of 54 inspections in the Village for building, electrical, mechanical, and plumbing permits. 2012 marked the first full year that the Village relied upon the services of the JCCA. Prior to April of 2011, the Village relied upon the inspection services of Isabella County. To gauge the impact of this change, the Village should consider conducting a customer satisfaction survey for not only JCCA permits, but Village zoning permits. The Village last conducted these surveys in 2006 and 2007.

2012 Zoning Board of Appeals Activity

The Zoning Boards of Appeals did not meet in 2012, as there were no cases to consider. Due to the low amount of applications, the Village should consider holding a meeting and conducting a mock case for the members to work through. This would keep the process and procedures fresh for the members of the ZBA.

2012 Code Enforcement Action

In 2012 the Village’s Code Enforcement staff handled just under 300 violations of Village ordinances. As has been the case in all previous years, the biggest area of enforcement was with respect to blight related matters. This is an area that will continue to require the attention of Village staff as the Village is without a service contract for solid waste collection. Residents are required to work out their own solution to trash removal, with most electing to use either Waste Management or Dent Refuse. Efforts were further needed in 2012 as both townships did not host a “Clean-up Day.” In previous years both Sherman Township and Broomfield Township had held an event in the spring to allow their residents the ability to dispose of items at little or no cost. Both townships are hosting this event in 2013. It may be worth further investigation on the part of the Village to form a partnership with each township to cost share in the event, provided that the townships alternated years of the event. This would allow all of Lake Isabella access to an annual Clean-up Day, and still allow the townships to host their event every other year.

The table below provides a general breakdown with respect to the types of code violations handled by the department since 2009:

Type of Case	2009	2010	2011	2012
Animal Control	49	24	13	25
Blight	333	173	138	178
Fireworks/Burning	13	11	6	9
Miscellaneous	3	1	0	1
Noise	0	0	3	1
Other	0	0	2	6
Rental Code	46	6	34	33
Sign Code	2	3	0	2
Streets	7	0	0	6
Trailer/RV	56	12	0	11
Zoning	16	9	7	23
TOTAL	525	239	203	295

2013 Agenda & Priorities

In 2013 there are two projects which are slated to be presented to the Planning Commission. The first is the update to the Village’s Master Plan. As part of this project the Village Council has approved the use of a community engagement tool to create feedback from the community on the contents of the plan and other main projects that could be undertaken in the near future. As an off-shoot of the Master Plan it is anticipated that there are several other ordinances which will be worked on to align the Village’s zoning with the contents of the Master Plan. These include an overlay district for

industrial development, modifications to the zoning along Coldwater Road, modification to the zoning surrounding the airport, and an update to the Village’s Planned Unit Development regulations. The other big project on the table this year is an update to the Village’s sexually oriented business regulations. This was begun several years ago, but has been as less of a priority with the turnover of certain members of the Planning Commission.

Roster & Terms

Planning Commission	
Member	Term Expires
John Boyd, Chairman	July 1, 2013
Dave McGrath, Vice-Chair	July 1, 2013
Jeff Grey*	January 7, 2014
Robert Laraway	July 1, 2014
Angela Schofield	July 1, 2014
Jim Wirtz	July 1, 2015
George Dunn	July 1, 2015

Zoning Board of Appeals	
Member	Term Expires
Ed Nurski+	July 1, 2012
Arvil King, Chairman	July 1, 2013
Dave McGrath**	July 1, 2013
Larry Hiither	July 1, 2014
Arnold Griffin***	January 7, 2014

* *Grey serves as the Village Council’s representative to the Planning Commission.*

** *McGrath serves as the Planning Commission’s representative to the ZBA.*

*** *Griffin serves as the Village’s Council representative to the ZBA.*

+ *Mr. Nurski’s term expired in 2012 and he has not submitted an application for re-appointment, nor have any other applications for appointment been submitted. As such, he is serving until his successor is appointed and seated.*

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