

Village of Lake Isabella

2014 Annual Planning & Zoning Report

January 2015



Planning Commission

Dave McGrath, Chairman
Bob Laraway, Vice-Chair
Jeff Grey, Village Councilman
Angela Schofield
Larry Hiither
George Dunn
Farzad Tafreshi

Prepared By:

Tim Wolff

Village Manager & Planning Commission Secretary

Permit & Activity Historical Summary

Table 1. Zoning Activity History 1998 - 2014					
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
Totals	786	340	49/37	43	165

2014 Planning Commission Activity

In 2014 the Planning Commission began work on implementing the goals and projects from the Village's newly adopted Master Plan. The Planning Commission undertook a review and update of the regulation of Group Homes in the zoning code as a first step in this process. The Planning Commission also recommended an ordinance which moved the Village's zoning permit inspections from a two-visit approval, to a three-visit approval. Under the new regulations site visits now occur before the project begins, once during construction, and once at the end of construction. This ensures that all work done is in compliance with the approved permit. Additionally, the Planning Commission also undertook a review of the regulation of Temporary Vendors and Temporary Structures. This was prompted by a use request earlier in the year which the Planning Commission also addressed.

Under the adopted Zoning Code for the community, when a use is requested which is not found in any of the zoning districts, the Planning Commission is charged with establishing a district for the proposed use. In this case, the requested use was for a temporary vendor during the summer months. Several questions regarding the ordinance were sent from the Planning Commission to the Zoning Board of Appeals for interpretation. Based upon the findings of the ZBA, the Planning Commission was then able to establish a proper district for the proposed use. In addition to this request, the Planning Commission also worked with a local business to update a portion of the Zoning Code applicable to that business.

Building Inspections & Permits

In 2014 the Village Council authorized a change back to Isabella County for the inspection services used on development projects in the Village of Lake Isabella. This change was approved by the State of Michigan in January of 2015, and went into effect on January 8, 2015. Prior to this, inspections for building, electrical, mechanical, and plumbing permits were conducted by the Joint Construction Code Authority (JCCA).

2014 Zoning Board of Appeals Activity

The Zoning Boards of Appeals met only once during the 2014 year. This meeting was a unique task for the ZBA as it did not focus on an appeal of any section of the ordinance, but rather the interpretation of the ordinance at the request of the Planning Commission. The ZBA reviewed the various questions regarding the ordinance, and then submitted their interpretation to the Planning Commission so that the Planning Commission could continue its work.

2014 Code Enforcement Action

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	2013	2014
Animal Control	49	24	13	25	12	3
Blight	333	173	138	178	102	60
Fireworks/Burning	13	11	6	9	1	1
Miscellaneous	3	1	2	7	8	2
Noise	0	0	3	1	1	1
Rental Code	46	6	34	33	54	36
Sign Code	2	3	0	2	1	0
Streets	7	0	0	6	26	22
Trailer/RV	56	12	0	11	21	2
Zoning	16	9	7	23	17	12
TOTAL	525	239	203	295	243	139

Agenda & Priorities

Based on the last goal setting session undertaken by the Planning Commission, the current priority of projects is as follows:

1. Update the regulation of sexually oriented businesses
2. Update the regulations and design requirements for the Coldwater Business Districts
3. Update the regulations for the Waterfront-Shoreland Overlay District
4. Review the Village's adopted regulations on windmills and solar panels and update them to reflect current best practices for residential uses.
5. The Village should discuss creating an overlay district for the area of the Village where limited industrial growth may be targeted. This overlay district would be an "opt-in" for a developer and if carefully crafted could also be a means to expedite the zoning approval process.
6. Examine the current size requirements for new residential development in light of current market conditions, and possibly modify size requirements to a combination of location (waterfront / non-waterfront) and parcel size.

Roster & Terms

Planning Commission	
Member	Term Expires
Farzad Tafreshi	July 1, 2015
George Dunn	July 1, 2015
Dave McGrath, Chairman	July 1, 2016
Larry Hiither	July 1, 2016
Jeff Grey*	January, 2017
Robert Laraway, Vice-Chair	July 1, 2017
Angela Schofield	July 1, 2017

Zoning Board of Appeals	
Member	Term Expires
Dave McGrath**	July, 2015
John Dauffenbach	July 1, 2015
Arvil King, Chairman	July 1, 2016
Bruce LaPointe – Alternate Member	July 1, 2016
Arnold Griffin***	January, 2017
Lee Price	July 1, 2017

- * *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 2016 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 2016 General Election.*

2014 Zoning Activity Map

