

Village of Lake Isabella

2015 Annual Planning & Zoning Report

January 2016



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 - 2015					
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
Totals	819	344	50/38	49	175

2015 Planning Commission Activity

In 2015 the Planning Commission continued work on implementing the goals and projects from the Village's recently adopted Master Plan. During this calendar year, the Planning Commission recommended the following ordinances to the Village Council:

- **Ordinance 2015-01:** This ordinance which was adopted amended the regulation of Temporary Structures in the zoning code. It also amended the district regulations in the Coldwater Business Districts to accommodate certain Temporary Structures.
- **Ordinance 2015-05:** This ordinance which was adopted amended Chapter 1248 of the Codified Ordinances of the Village of Lake Isabella. These amendments modify the Permitted and Special Land Uses in the Industrial District, establish site development requirements, and rename the district to the Research & Light Industrial District. These changes were made to further the goals contained in the Village's adopted Master Plan, and also to add consistency between the zoning district and the Village's adopted P.A. 198 abatement policy.
- **Ordinance 2015-06:** This ordinance which was adopted amended the zoning map of the Village of Lake Isabella by updating the zoning for the clubhouse area of the Pines Golf Course.
- **Ordinance 2015-07:** This ordinance which was adopted amended the zoning code of the Village of Lake Isabella by making technical amendments to Chapter 1212 and 1220. These amendments allow for Accessory Structures to be constructed in a manner where access does not have to be from the same street as the primary structure. It also adds clarity to the access requirements for new parcels and conditions when a parcel-combination deed restriction is required. Finally, it allows for pole construction of Accessory Structures in residential districts, provided the structure has a hard surfaced floor.
- **Ordinance 2015-08:** This ordinance would amend the zoning code of the Village of Lake Isabella to allow for accessory structures to be constructed on parcels made up of multiple lots which are separated by a private or public street, but combined for taxation and by a recorded deed restriction, as well as to prevent the future decoupling of such parcels if developed. It also modified the requirements in Chapter 1220 of the Zoning

Code which limit the development of a second garage to only parcels that are 2/3 acres or more. The Village Council returned this ordinance to the Planning Commission for additional work and has been divided into proposed ordinance 2016-01 and 2016-03.

- **Ordinance 2015-11:** This ordinance which was adopted amended the text of zoning code of the Village of Lake Isabella to update the Permitted Uses, Special Land Uses, and site development requirements in the Coldwater Business Districts. This update was undertaken and made pursuant to the guidance and direction of the Village's Master Plan which seeks to create a sustainable commercial corridor near the intersection of Coldwater Road and Baseline Road.
- **Ordinance 2015-12:** This ordinance which was adopted amended the text zoning code regarding the regulations governing the development and use of detached single-family dwellings. The changes were made based upon the guidance of the Village's adopted Master Plan and also to bring the regulations contained in the zoning code into line with the current demands of the local real estate market.

The Planning Commission also reviewed one Preliminary Site Plan regarding the expansion of an established business in the Village. Toward the end of the year the Village Council also requested that the Planning Commission begin work on identifying an area of the community where storage only buildings could be allowed. The Council also requested that the Planning Commission begin work on the development of a Pattern Book to govern the future development of detached garages.

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).

2015 Zoning Board of Appeals Activity

The Zoning Boards of Appeals met only once during the 2015 year. The ZBA held a meeting to consider a request to allow for a smaller than required detached garage for a new home on Queens Way. The request also was to allow the garage to be closer to the street than the rest of the structure. After holding a hearing, the ZBA found circumstances justified granting the request in part. Specifically, the ZBA allowed the garage to be built nearer the street than the dwelling area, and allowed a smaller than required garage. The size required was larger than what was request, but was found to be a harmonious size with other garages in the neighborhood.

2015 Code Enforcement Action

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

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

Roster & Terms

Planning Commission	
Member	Term Expires
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
Farzad Tafreshi	July 1, 2018
George Dunn	July 1, 2018

Zoning Board of Appeals	
Member	Term Expires
Dave McGrath**	July, 2016
Arvil King, Chairman	July 1, 2016
Bruce LaPointe – Alternate Member	July 1, 2016
Arnold Griffin***	January, 2017
Lee Price	July 1, 2017
John Dauffenbach	July 1, 2018

- * *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.*