

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting April 14, 2009

1010 Clubhouse Drive
Lake Isabella, MI, 48893

Planning Commission Chairman Dunham called the meeting to order at 7:00 PM.

Members Present: Boyd, LaPointe, Kenney, Grey, Gloden, and Dunham
Members Absent: None

The agenda was accepted as presented without objection.

The minutes from the February 10, 2009 meeting were approved as presented.

The Manager gave a report detailing the Zoning Board of Appeals meetings on April 13, 2009.

Grey gave a report on the March Village Council meeting.

Public Hearings

- None

Public Comments

Larry Hiither of Queens Way: Speaking on the behalf of Doris Dale, questioned whether or not a “life alert” type system was available in the Lake Isabella area. *Gloden talked about the benefits of the program as a relative utilized the system in the Upper Peninsula. LaPointe also commented that his neighbor has a system and he and his wife are on their emergency contact list.*

Existing Business

1. Lake Isabella Airpark Development Plan

The Planning Commission discussed the possibility of planes being able to taxi down Bonanza Lane to the airport for hangars not located adjacent to the airport. The primary areas of concern were lots 2-9 and 19. These lots present a unique set of circumstances due to their size and not being adjacent to the airport. Grey voiced objection to prohibiting airport related uses on these lots. He stated that if a plane could be taxied or towed to and from the property they should be allowed to use them for airport purposes. Several Commissioners disagreed with this and voiced concern over allowing aircraft to be taxied or towed down Bonanza Drive.

Wolff also voiced concern over how airport use from these lots would affect the residential lots on the north side of Bonanza. He also discussed the need to orientate non-residential structures on these lots to minimize any negative impact on residential development.

The Commission discussed the height limitations from the FAA and MDOT. There was review of the FAA Part 77 and MDOT Approach Plans. The Commission also discussed how to plan for development to enhance public areas. This includes a build from zone along Bonanza, and a required build from line for hangars along the airport.

Wolff pointed out that the intent of the Development Plan needs to focus on the character of the development, not the uniformity of what is developed. There was agreement to this statement. The Planning Commission discussed setting minimum standards for style in housing stock, but having regulations that were flexible enough to provide uniqueness to individual homes.

2. Unbuildable Lots: Staff Report

Wolff presented a report the Planning Commission about the unbuildable lots. He discussed the scheduled water testing and Lake Isabella Airpark and Canterbury Estates. He also discussed the plan for an independent review of the feasibility for Lake Isabella South and Lake Isabella Golf Estates II.

3. Proposed Fence Regulation Ordinance – Review Group

Wolff presented a list generated by Village staff of randomly selected residents from each plat, and un-platted area of the Village for consideration. Upon review of the list, Dunham suggested that he and Grey host 4 or 5 workshops in May. He suggested that they invite everyone on the list, and have them select one of the four workshops to attend. Dunham asked for staff's help in preparing the invitations and presentation for the workshop.

New Business

1. Planning Commission Resignation

A motion was made by LaPointe, which was seconded by Grey, to accept with regret and thanks the resignation of Roger Kerr from the Planning Commission. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

2. Election of Planning Commission Vice-Chair

Jim Kenney was nominated by Grey; the nomination was seconded by LaPointe.

A motion was made by Boyd, which was seconded by LaPointe, to close nominations and cast ~~accept~~ a unanimous ballot for Jim Kenney. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

3. SOB Material Review Work Group

Wolff presented the needed steps needed to update the Village's regulation of sexually oriented businesses. He detailed the need for an in-depth literature review of the subject, which includes news articles, studies from other communities, and scholarly articles which discuss the impact that sexually oriented businesses have on a community. To accomplish this he presented two options for the Planning Commission to consider. The first option was to provide all members with the materials and have discussion each month on selected items until all were covered. The other option was to provide all the members with the materials reviewed, but select 2 Commissioners to work with him to generate a finding of fact. This finding of fact would be presented to the entire Planning Commission and Village Council once completed.

After discussion the Planning Commission opted for appointing Kenney and LaPointe to work with Wolff in generating a finding of fact.

4. Anti-Funneling Regulations

The Planning Commission discussed the practice of funneling. The Commission discussed the need to grandfather existing plats and developments, but have greater regulation of the practice for new plats, site condos, and other developments which could funnel more people onto the lake. Wolff was requested to have an ordinance drafted to address this issue.

Public Comments:

- None

With no further business the Planning Commission adjourned at 9:11 PM.

Jeffrey P. Grey
 Village Clerk X _____