

Village of Lake Isabella
Planning Commission Minutes
Regular Meeting May 12, 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, Gloden, Mortier and Dunham
Members Absent: Grey

The agenda was accepted as presented without objection.

The minutes from the April 14, 2009 meeting were approved as corrected without objection.

The Chairman reported on the dates set for the proposed "Fence Ordinance" review groups.

The Manager gave a report detailing year to date permit totals, year to date code enforcement stats, restoration on the DTE natural gas project, firms submitting qualifications for the Lake Isabella South & Lake Isabella Golf Estates II decentralized wastewater study, and a tax foreclosed property on Par Drive.

Grey arrived at 7:24 PM.

Grey gave a report on the April Village Council meeting and two public hearings for the May meeting.

Public Hearings

- None

Public Comments

Larry Hiither of Queens Way: Thanked the Planning Commission for their work and for the follow-up on the concern shared last month from Doris Dale.

Existing Business

1. Lake Isabella Airpark Development Plan

The Planning Commission continued its discussion over the concept of a Form Based plan and code for development in the Lake Isabella Airpark Plat. There was discussion over elements to include in the code as to the architectural requirements for detached single family homes along the north side of Bonanza Lane.

2. Unbuildable Lots: Staff Report

Wolff provided an update to the Planning Commission on the Unbuildable Lots. He shared a memo sent to the stakeholder organizations detailing work in each respective plat. A copy of the letter is available on the Village's blog.

3. Proposed Ordinance: Regulation of Funneling

A proposed ordinance to regulate funneling for future developments was introduced. A public hearing was set for the next meeting.

New Business

1. Proposed Ordinance: Sign Regulation Update

There was lengthy discussion over the proposed changes to the sign ordinance of the Village. The ordinance was introduced at the Village Council meeting in April. The Council referred the matter back to the Planning Commission for review and comments.

A main point in the discussion centered over how large of a sign to allow on Coldwater Road in the business districts. There was also discussion over the use of cube-vans, sign trucks, and

trailers to advertise in parking lots. The Planning Commission was unanimous in their support of regulating this practice as it is a clear attempt to skirt signage regulations.

2. Unbuildable Lots: Citizen Requests

The Planning Commission reviewed two requests made by owners of unbuildable lots.

The first request was to amend the zoning ordinance to allow a gazebo to be built as a standalone structure without a conforming primary structure. There was discussion over how property owners can presently use unbuildable lots, and whether or not a change in the ordinance would create additional nuisance issues. Concerns were voiced over people bringing in electrical service to the gazebos, increased vandalism, port-a-johns, storage sheds, and overnight camping.

The second request was to consider the possibility of allowing an unbuildable lot to be serviced by a private septic system across the street from the unbuildable lot. The Planning Commission was unanimous in their opposition to this request. Wolff reported that if the resident was serious a variance would be needed as the zoning code clearly states that a lots separated by a street are not contiguous, in addition to the approval of either the Street Administrator or Village Council to install a private septic line underneath a Village owned street.

Public Comments:

- None

With no further business the Planning Commission adjourned at 9:34 PM.

Jeffrey P. Grey
Village Clerk X_____