

Planning Commission Minutes

Rescheduled Regular Meeting July 28, 2009

Planning Commission Chairman Dunham called the meeting to order at 7:02 PM.

Members Present: Boyd, Grey LaPointe, Kenney, Gloden, and Dunham

Members Excused: Mortier

Mortier was excused without objection.

The agenda was accepted as presented without objection.

The minutes from the May 12, 2009 meeting were approved as presented without objection.

The Chairman reported on his work on a Village Cemetery.

The Manager gave a report detailing year to date permit totals, year to date code enforcement stats, and Lake Isabella being selected as a pilot community to test the new Michigan Form Based Guidebook.

Grey gave a report on the July Village Council meeting.

Public Hearings

Proposed Ordinance 2009-03: Regulation of Funneling

Dunham opened the public hearing at 7:17 PM.

Public Comments: John Bishop of Pueblo Pass asked what “funneling” is? *Dunham replied and explained that it was the practice of reserving a small section of lake front property to allow access to back lot owners. He also explained that the intent of the ordinance was prevent future development from creating their own funneling locations, but rather to use the existing park network for lake access.*

Dunham closed the public hearing at 7:22 PM.

A motion was made by Grey, which was seconded by LaPointe, to submit proposed ordinance 2009-03 to the Village Council with a recommendation of adoption. ROLL CALL VOTE; YEAS: Boyd, Grey LaPointe, Kenney, Gloden, and Dunham; NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

Public Comments

- John & Sharon Bishop of Pueblo Pass commented on a notice from the Village that requests the fence they recently installed near the lake be removed as it is within 35’ of the ordinary high water mark. They cited problems with dogs and geese and think that prohibiting all fencing near the lake is not warranted.

Existing Business

1. Unbuildable Lots: Staff Report

Wolff presented a report to the Planning Commission detailing the status of the feasibility study that Rowe has been commissioned to complete. The final copy is due at the August Council meeting.

2. Proposed Ordinance 2009-04: Fence Regulation Update: Final Mark-up Session

The Planning Commission reviewed the feedback provided via the focus groups and the on-line survey and completed a mark-up session of the ordinance.

There was discussion regarding the need to require a survey and the requirement that fences must be setback at least 3 feet from a property line without consent and a survey. After discussion the consensus was to keep the requirement, but waive the survey if the lot corners were found.

There was lengthy discussion over garden fences. No changes were made from the presented draft with the exception of additional items added to the prohibited materials list.

The Planning Commission added the suggestion that pet enclosures be allowed to screen two sides to provide shade to animals.

The Planning Commission discussed the issue of privacy panels. After discussion it was agreed to increase the allowed section length from 12' to 16', and total amount per parcel from 24' to 32' provided that one of the sections be attached to a structure.

A motion was made by Boyd, which was seconded by Kenney, to submit proposed ordinance 2009-04 to the Village Council, as amended, with a recommendation of adoption. ROLL CALL VOTE; YEAS: Boyd, Grey LaPointe, Kenney, Gloden, and Dunham; NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

New Business

1. Introduction of Proposed Ordinance 2009-05: Accessory Structure Regulation Update

Proposed Ordinance 2009-05 was introduced and a public hearing set for the August meeting.

2. Election of Officers

A motion was made by Kenney, which was seconded by Grey, to nominate Bill Dunham to serve as Chairman, and for nominations to be closed and a unanimous ballot cast for Dunham. VOICE VOTE; MOTION CARRIED UNANIMOUSLY

A motion was made by Grey, which was seconded by LaPointe, to nominate Jim Kenney to serve as Vice-Chairman, and for nominations to be closed and a unanimous ballot cast for Kenney. VOICE VOTE; MOTION CARRIED UNANIMOUSLY

A motion was made by Grey, which was seconded by Kenney, to nominate Ardith Gloden to serve as Secretary, and for nominations to be closed and a unanimous ballot cast for Gloden. VOICE VOTE; MOTION CARRIED UNANIMOUSLY

A motion was made by LaPointe, which was seconded by Boyd, to nominate Bill Dunham to serve as the Planning Commission member of the Zoning Board of Appeals, and for nominations to be closed and a unanimous ballot cast for Dunham. VOICE VOTE; MOTION CARRIED UNANIMOUSLY

A motion was made by LaPointe, which was seconded by Boyd, to nominate Ardith Gloden to serve as the Planning Commission member of the TSI Committee and for Justin Mortier to serve as the alternate member of the Planning Commission for the TSI Committee. VOICE VOTE; MOTION CARRIED UNANIMOUSLY

Public Comments:

- Larry Hiither of Queens Way asked for clarification on what the final resolution on privacy panels was.

With no further business the Planning Commission adjourned at 9:40 PM.

Jeffrey P. Grey
Village Clerk X_____