

Planning Commission Minutes

Regular Meeting August 11, 2009

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

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

Members Absent/Excused: None

The agenda was accepted with the addition of Existing Business #2 – Village Cemetery

The approval of minutes from the July 28, 2009 meeting was postponed until the next meeting as the packets were missing page 2 of 3 from the minutes.

The Manager gave a report detailing year to date permit totals, year to date code enforcement stats, the Form Based Code event on September 9th, and the upcoming MAP Conference.

Site Plan Presentation: Isabella Bank 125 N. Coldwater Road

A site plan to build an addition for a drive-thru teller complex was presented by Isabella Bank. Wolff submitted a report to the Planning Commission on the proposed site plan. Steve Pung from Isabella Bank and John Schwark from Thompson-Phelan presented the project. Jim Kenney requested to be excused from the discussion as his business is a tenant of Isabella Bank at the property under consideration. Kenney was excused without objection.

There was discussion regarding site lighting, dumpsters, landscaping, and parking. Schwark stated that part of the existing parking was built over the property line into the Coldwater Road right-of-way.

A motion was made by Grey, which was seconded by Boyd, to approve the site plan with the following conditions:

1. A Zoning Application, final site plan, and required fee are submitted.
2. All external lighting conforms to the requirements of Chapter 634 of the codified ordinances of the Village of Lake Isabella, and any illuminated sign or logo be turned-off between the hours of midnight and 5:00 AM.
3. If a dumpster is provided at a later date in time; the conditions of section 1212.11 of the codified ordinances of the Village of Lake Isabella are satisfied.
4. A letter of approval is provided for form the Isabella County Road Commission for the work being proposed in the right-of-way.

Voice vote: The motion was carried unanimously (6-0-1).

Public Hearings

Proposed Ordinance 2009-05: Accessory Structures

Dunham opened the public hearing at 7:55 PM.

Public Comments: None

Dunham closed the public hearing at 7:57 PM.

The Planning Commission discussed the proposed draft. There was discussion over requiring a minimum pitch on roofs of accessory structures over 200 square feet. There was also discussion over the foundation requirements for accessory structures.

After the discussion, the Planning Commission requested that staff make the discussed changes to the draft for the September meeting.

Public Comments

- None

Existing Business

1. Master Plan/Future Land Use Map Discussion

Each member of the Planning Commission presented a draft of a future land use map that they produced. The members discussed each respective map and noted the following ideas:

More area set aside for recreation, such as: ball fields, walking paths, and green belts

A possible energy or industrial park along Drew Road

An area set aside for a school

An area for community gardens

An area set aside for addition attached single-family development

An area set aside for a community center/building.

There was discussion about a change in the zoning ordinance to change a term. The Planning Commission agreed that the phrase “multi-family residential” should be changed to “attached single-family” as the intent of the ordinance is for single family units in a multiple unit structure, not multi-family units.

2. Village Cemetery

Dunham presented his work on creating a Village Cemetery. After a brief discussion the Planning Commission tabled this item until the September meeting without objection.

New Business

- None

Public Comments:

- None

With no further business the Planning Commission adjourned at 9:47 PM.

Jeffrey P. Grey
 Village Clerk X _____