

## ■ Current Land Use ■

*Our real problem is not our strength today, it is the vital necessity of action today  
to ensure our strength tomorrow.*

-President Dwight D. Eisenhower

*Problems are the price of progress.*

-Charles F. Kettering, Founder of Cadillac

~~~~~

Current land use in the Village is comprised mainly of single family residential homes. The Village has been divided into four different residential districts. Those districts; Lake Residential-1 (LR-1), Lake Residential-2 (LR-2), Airport Residential (AR), and Multi-family Residential (MFR), provide for a range of desired residential land use and a variety and diversity of land use that benefits the culture of the community. Residential property growth has been very noticeable since the Village was incorporated; with some of the densest grow along the waterfront. Residential growth has been seen in a two fold manner. There are still a large amount of first-time residents to the community, many of whom are either retirees or commuters to careers in the Mt. Pleasant area. In addition to those residents there is also a fair amount of current residents moving into different homes to accommodate their present needs and lifestyle. Since incorporating the Village has seen approximately 200 new homes constructed in that 7 year span; additionally, there has also been a large amount of remodeling and additions to the already existing homes in the community. The price ranges on the homes in the Village represent a wide range of economic positions and help to create a community of diverse backgrounds and perspectives.

There is also a large amount of vacant land still undeveloped in the Village, of which the Village is in ownership of over 150 individual building lots. At the time of this update the Village was in the early stages of planning the future use and possible sale of those lots. Overall in the Village there are approximately 2,500 building sites and at the time of this update there were at least 1,000 of those sites vacant. The number of vacant lots in the Village presents two unique problems for the Village to address. First, there has been a high rate of development at Lake Isabella. The average rate is at least 40 new homes a year, which if that trend continues with create more density each and every year. This poses a challenge to planners to ensure that reasonable standards are in place currently that guide future development in line with the wishes of the Village. These demands go beyond the residential district, but also affect what type of commercial development is needed and does occur. The second challenge that the Village faces in relation to the number of vacant lots is the increasing demand for additional public services. The heritage of Lake Isabella being a summer vacation home is giving way to more and more full time residents of all ages.

Another feature of the residentially zoned districts is the numerous parks ran and maintained by the Lake Isabella Property Owners Association. These parks, many of which are waterfront, provide the residents and visitors of the Village with large areas of open space that add to the beauty of the community and also help keep density on and off the water at reasonable levels. While the LIPOA may be a private organization the Village recognizes that nearly all Village residents and property owners are also members of the LIPOA and that it serves the best

interest of all in the community when the Village works with the LIPOA to provide recreation possibilities for the community.

The current land use in the Village, relating to the commercial base, has seen a steady growth over the past several years. Most of this development has occurred on a corridor of Coldwater Road south of Fairway Drive. There has also been development along Clubhouse Drive and along Baseline Road. In 2004, the Village created an Office Service district to the zoning of Lake Isabella. This new district is represented by light commercial interests mainly in the administrative and/or service industries. One of the main businesses and features of the Village is the golf course, which attracts people from all over mid-Michigan to come to the Village. This area represents the heart of the commercial sector of the community. The Planning Commission has set aside the eastern side of Coldwater Road as the main area for commercially zoned property, and the western side of Coldwater Road for office service structures and uses which serves as a buffer between the residential and commercial zones of the Village.

Agricultural land use is fairly limited in the Village. The Village owns a large tract of land zoned agricultural which is designed to one day provide lagoons for a Village sewer system. While there are no plans in place at the time of this update to construct a sewer system in the Village, discussion has occurred regarding other possible uses for the lagoon property. Among the most frequently talked about options for the property at this time is a Village brush dump that would allow residents of the Village a chance to dispose of brush and other yard waste during the fall season. While no plans have been formalized this may be an area of service expansion that the Village considers in the near future. There is also some residentially zoned property along Coldwater Road that is being used for agricultural purposes. Being situated in rural western Isabella County the Village is surrounded on all four sides by agricultural land use.

Industrial land use at the time of this update was limited to the local excavating company. This area is located between the Village limits and Baseline Road along the eastern side of Coldwater Road. It should be noted that just outside of the Village limits is a local manufacturing company. The property in the Village that has been identified for industrial use is located along the southern Village limits on Coldwater road. The agricultural property owned by the Village is presently unused, but has potential to be used for a variety of purposes for the Village before a sewer is constructed.