



Village of Lake Isabella

Master Plan Focus Groups

October 5 & 6, 2009

Focus Group Objectives

Provide feedback and direction for both the Planning Commission and Village Council in proceeding with an update to the Village's Master Plan.

Specifically in setting infrastructure development priorities, land use regulation, and community services.

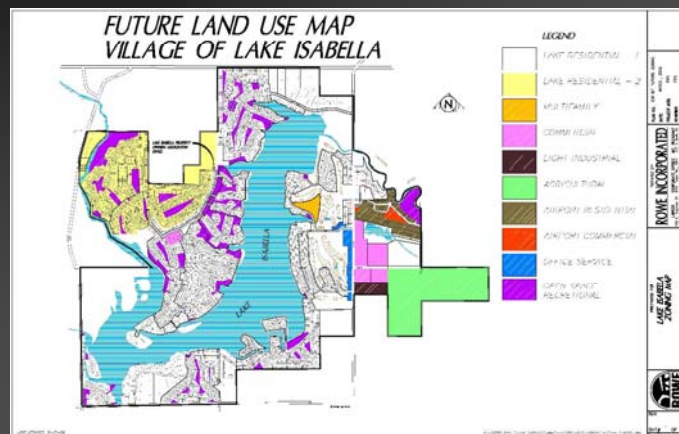
The Master Plan

MCL 125.3831 states: "A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction..." (Section 31 of the Michigan Planning Enabling Act, Public Act 33 of 2008)

Section 33 of the MPEA states "a master plan shall also include the following subjects that reasonably can be considered pertinent to the future development of the planning jurisdiction:

- A Land Use Plan
- The General Location of streets, railroads, airports, bicycle paths, pedestrian ways, waterways, sewer and water systems, drainage, and pollution controls.
- Recommendations as to the general character, extent, and layout of redevelopment.
- Recommendations on implementing the goals of the plan

Current Master Plan Summary



Current Master Plan Summary

Drafted in late 2005, adopted in March of 2006.

Replaced the Village's original Master Plan from 1998.

Largely based on the numerous responses to a survey mailed in early 2005.

Survey Results: Development Needs

Rank	Item	% Supporting With Increased Fees
1	Natural Gas	47%
2	Cell Phone Coverage	31%
3	Local Streets Paving	51%
4	Village Sewer System	38%
5	Additional Street Lights	44%
6	High Speed Internet	22%
7	Churches	-
8	Developed Non-Waterfront Parks	20%

Survey Results: Development Needs

Rank	Item	% Supporting With Increased Fees
9	Village Water System	31%
10	Post Office	18%
11	Community Center	25%
12	Sidewalks	10%

Survey Results: Development Needs

What other items not covered in our 2005-2006 Master Plan should we be considering ?

- Village Cemetery?
- Walking/Bike Paths?
- Community Gardens/Compost Site?
- Dog Park?

Survey Results: Service Needs

Rank	Item	% Supporting With Increased Fees
1	Trash Collection/Recycling	35%
2	Additional Recreation Programs	24%
3	Part Time Police Department	39%

In addition to the above, what other public services not covered in our 2005-2006 Master Plan should we be considering ?

Residential Development



Residential Development

An overwhelming majority (79%) of residents stated they desire to only see detached single family housing in the Village.

36% stated they would favor some type of senior housing area.

Residential Development

What regulatory items do feel best help in producing quality residential development?

- Set Backs?
- Façade and Design Requirements?
- Height and Bulk?
- Physical interaction/relations to street and other houses?

Business Development

Rank	Business
1	Restaurants/Food Service
2	Marina & Boat Services
3	Medical Facilities/Pharmacy
4	Car Wash
5	Bank
6	Gas Stations
7	Entertainment
8	Real Estate
9	Auto Service

Business Development

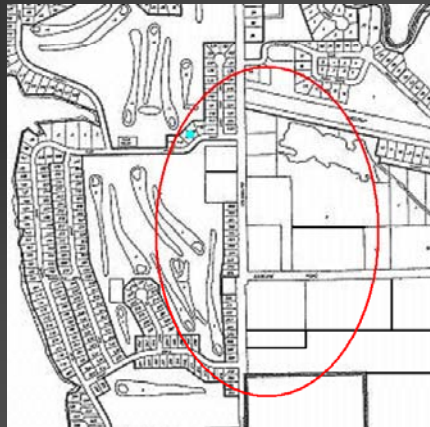
Rank	Business
10	Hardware/Lumber Yard
11	Insurance Office
12	General Office Buildings
13	Legal Offices
14	Hotel/Motel
15	Agricultural Supply
16	Strip Mall
17	Industrial Park
18	Big Box Retail

Downtown Lake Isabella

- Century 21 Office
- Village Hall
- Isabella Bank & Farm Bureau
- Out-a-Bounds & Sunset Plaza
- VanderVelde Drain Supply
- Greenside Tavern
- Al Davis Construction
- Lakeside Kennels
- Mt. Pleasant Excavating
- And...

Business Development: “Downtown Lake Isabella”

- How do we want our main commercial center to look and feel in 5, 10, and 20 years?



Current Buildings



Downtown Lake Isabella



How we plan today determines it all...

Planning for the end result!



Planning for the end result!



Planning for the end result!



Planning for the end result!



Planning for the end result!



Planning for the end result!



Planning for the end result!



Planning for the end result!



Planning for the end result...



Planning for the end result!



Downtown Lake Isabella

Does it matter how it looks, or just what type of businesses are there...

...If appearance matters, what do we want?

Traditional Downtown?



Sprawling Commercial Area?



Something in the middle?



General Thoughts / Feedback

- Where do we go from here?
 - Design Workshops ?
 - New Survey?
 - Public Hearings?
- Other Thoughts...
- What do you want to see at Lake Isabella in 5, 10, and/or 20 years?