

AGENDA

September 8, 2015
Regular Meeting
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Members: Robert Laraway Larry Hiither
 Angela Schofield George Dunn
 Councilman Jeff Grey Farzad Tafreshi
 Chairman Dave McGrath

IV. Agenda Approval

V. Approval of Minutes

VI. Reports: Chairman
 Village Manager
 Zoning Board of Appeals
 Village Council

VII. Public Hearings:

1. Proposed Ordinance 2015-08; Lots Under Common Ownership
2. Proposed Ordinance 2015-11; Coldwater Business District Update

VIII. Public Comments

IX. Existing Business

1. Proposed Ordinance 2015-12; Residential Development Requirements
- 2.
- 3.

X. New Business

1. Monthly Meeting Date
- 2.

XI. Public Comments

XII. Adjournment

The Meeting was called to order at 7:00 PM by Planning Commission Vice Chairman Robert Laraway and the pledge of allegiance was recited.

Members Present: Dunn, Hiither, Schofield, and McGrath

Members Excused: Grey, Laraway, Tafreshi

A motion was made by Hiither, seconded by Schofield, to approve the Agenda as presented. VOICE VOTE: MOTION CARRIED 4-0-0.

A motion was made by Schofield, seconded by Hiither, to approve the minutes of the July meeting as presented. VOICE VOTE: MOTION CARRIED 4-0-0.

With the re-appointment of Dunn and Tafreshi to the Planning Commission to new three-year terms the Planning Commission is required to re-elect its officers. A motion was made by Dunn, seconded by Schofield, to keep the current slate of officers for the 2015-2016 session which are the following positions: Chairman, Dave McGrath; Vice-Chair, Robert Laraway; Secretary, Tim Wolff; Planning Commission member to the ZBA, Dave McGrath. VOICE VOTE: MOTION CARRIED 4-0-0.

Reports:

- The Chairman did not have a report to give.
- The Village Manager reported on crack sealing work of Village streets, permits, code enforcement, and items under consideration at the next Village Council meeting.
- The Planning Commission reviewed the minutes of the July Village Council meeting.

Public Hearings:

1. Proposed Ordinance 2015-06; Zoning Map Amendment

McGrath opened the Public Hearing at 7:09 PM.

Wolff provided a summary of the proposed ordinance. If adopted the proposed ordinance would rezoning the entire clubhouse area of the golf course to West Coldwater Business from its current mix of West Coldwater Business and Lake Residential 1.

Public Comments: Paul Cueny of Clubhouse Drive commented on the proposed rezoning and that as the proposal conforms to the Future Land Use Map of the Village's Master Plan it is an appropriate action to take.

McGrath asked about the timing of this proposal. Wolff reported that there is a possible buyer for the golf course who would like to relocate his current business to the basement of the Clubhouse and operate that business in addition to the current operations of the golf course.

McGrath Closed the Public Hearing at 7:16 PM.

A motion was made by Dunn, seconded by Hiither, to recommend ordinance 2015-06 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 4-0-0.

2. Proposed Ordinance 2015-07; Accessory Structures Update

McGrath opened the Public Hearing at 7:17 PM.

Wolff provided a summary of the ordinance to the Planning Commission.

Public Comments: Paul Cueny of Clubhouse Drive commented that he was in favor of the proposed ordinance provided that if pole construction is allowed the exterior is not finished with metal siding.

McGrath Closed the Public Hearing at 7:20 PM.

A motion was made by Dunn, seconded by Hiither, to recommend ordinance 2015-07 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 4-0-0.

Public Comments:

- Paul Cueny of Clubhouse Drive commented on the proposed ordinance on the agenda as New Business #3. He discussed that anything which is adjacent should be considered adjacent and that the current 50% or 50 feet rule in the ordinance should be removed.
- Jim Brown of Castle Drive discussed the Village's Animal Control Ordinance. He asked for his dog to be given a second chance and not have it removed from the Village. McGrath discussed the issue with Mr. Brown and informed him that the Planning Commission deals with land use ordinances, and that he should direct his concerns to the Village Council at their next meeting on August 18th.

Existing Business:

1. Proposed Residential Development Requirements

The Planning Commission continued its review of the proposed changes to the development requirements of single-family dwellings. Wolff submitted a conceptual draft of making the update via incorporating the SmartCode. The Planning Commission liked this approach and asked for Wolff to finalize the draft ordinance using this approach.

Included in the submission to the Planning Commission was an updated chart with required dwelling sizes, dwelling are ratios, and garages. The Planning Commission asked that this chart be incorporated as the new home required sizes in the draft prepared by Wolff.

Dunn stated that he was still not in favor of the proposed changes with respect to lowering the development requirements in the LR-1 district.

2. Proposed Coldwater Business District Update

The Planning Commission reviewed proposed wording which would make various text amendments to the Coldwater Business Districts. The Planning Commission discussed continuing to allow detached single-family dwellings as a permitted use in the West Coldwater Business District. There was discussion regarding removing this and replacing it with allowing attached single-family dwellings under the conditions established in the LR-3 zoning district.

The Planning Commission also discussed whether to include the various golf course related uses in the West Coldwater Business District as Permitted or Special Land Uses in light of the proposed rezoning of the clubhouse area.

Wolff was directed to update the draft based on the discussion and to schedule a public hearing for the September meeting.

3. Proposed Ordinance 2015-08; Lots Under Common Ownership

The Planning Commission reviewed a proposed ordinance that would amend the text of the zoning code regarding lots in common ownership and the conditions which govern if they are considered adjacent and adjoining.

A public hearing on the proposed ordinance was set for the September meeting.

New Business:

1. Proposed Ordinance 2015-09; Airport Land Use Regulations

The Planning Commission received a proposed ordinance which would amend the zoning map near the Lake Isabella Airport and also make text changes to the zoning districts around the airport. In summary, the proposed ordinance would rezone the property north of Bonanza Lane from Airport Residential to Lake Residential-1. It would also rezone all of the property between Bonanza Lane and the Airport to Airport Commercial.

The proposed ordinance was referred to the Airport Advisory Board for review.

Public Comments: None

With no further business, the Planning Commission stood in adjournment at 8:46 PM.

x\
Jeffrey P. Grey, Village Clerk



1010 Clubhouse Drive
Lake Isabella, MI, 48893
989.644.8654
office@lakeisabellami.org
www.lakeisabellami.org

SEPTEMBER VILLAGE MANAGER'S REPORT

Department of Public Safety:

- Marshal Hooker was at the most recent Village Council meeting and provided an update on our coverage contract with the Township. He reported that all business is well and they he is noticing the impact of the time they are spending in the Village.

Department of Public Works:

- Homeworks has been requested to install the second pole needed for the caution light at Baseline and Coldwater Road. There is an open "ticket" with MISS-DIG valid until the 21st of the month for this work to be done. Once the pole is installed it is a matter of getting J. Ranck out to install the fixture once they receive the equipment which has been ordered.

Department of Community Development:

- Attached are year to date numbers for Code Enforcement and permits.
- We also approved a zoning permit recently for an addition to an existing single-family home that will be in the floodplain. There is nothing contained in our zoning code which prohibits this type of development. However, I think it would be wise to consider a text amendment to create an overlay district which would limit future development within the floodplain. Attached is a sample ordinance which addresses floodplain management standards.
- We have submitted a request to the DEQ, CMDHD, and Isabella County to lift the restrictions in Lake Isabella South and Lake Isabella Golf Estates 2. We have been in contact with the DEQ and are planning to discuss the request later this month.

Department of Community Services:

- No items to report.



Code Enforcement Summary Report

Report Criteria:

<i>Status</i>	<i>Assigned To</i>	<i>Census Tract</i>	<i>Violation</i>	<i>Initiation</i>	<i>Open Date Range</i>	<i>Follow up Date Range</i>	<i>Close Date Range</i>
All	All		All	All	From 01/01/2015 To 09/03/2015	From To	From To

CE Totals

	<i>Total</i>	<i>Closed Cases</i>	<i>Open Cases</i>
Totals	137	123	14

CE Cases by Employee

<i>Employee</i>	<i>Total</i>	<i>Closed Cases</i>	<i>Open Cases</i>
Wolff, Tim	137	123	14
Totals	137	123	14

CE Cases by Violation

<i>Violation</i>	<i>Total Violations</i>	<i>Closed Violations</i>	<i>Open Violations</i>
Animal - Dog License	0	0	0
Animal - Dog Running at Large	6	6	0
Animal - Excessive Dogs	2	1	1
Animal - Inhumane Living Conditions	0	0	0
Animal - Nuisance Barking	1	0	1
Animal - Public Nuisance Vicious Dog	1	0	1
Animal - Wild Animal	0	0	0
Blight - Accumulation of Waste	18	15	3
Blight - Animal Waste	0	0	0
Blight - Blighted Structure	5	3	2
Blight - Broken Windows	0	0	0
Blight - Building Materials	0	0	0
Blight - Dangerous/Hazardous Structure	0	0	0
Blight - Deteriorated Structure	0	0	0
Blight - Firewood	0	0	0
Blight - Graffiti	0	0	0
Blight - Junk Vehicle	6	6	0
Blight - Long Weeds/Grass	15	15	0
Blight - Outdoor Furniture	3	3	0
Blight - Parking in Yard	0	0	0
Blight - Possible Structure Collapse	0	0	0
Blight - Stock pile of Brush	0	0	0
Blight - Uncompleted Structure	0	0	0

Blight - Unfinished Excavation	0	0	0
Blight - Unhabitable Dwelling	0	0	0
Blight - Unlicensed Vehicle	2	2	0
Blight - Vehicle Repair	0	0	0
Blight - Window Treatments	0	0	0
Fireworks - Illegal Fireworks Use	0	0	0
Incident - Fire Dpt. Assist	0	0	0
Incident - General Assist	0	0	0
Incident - Traffic Accident	0	0	0
Incident - Tree Removal	0	0	0
Misc - Burning (Trash or other prohibited items)	0	0	0
Misc - House Number Display	0	0	0
Misc - Soliciting Without a License	1	1	0
Neighborhood Watch Patrol	0	0	0
Noise - Distrubing the Peace	0	0	0
Noise - Loud Music or TV	0	0	0
Noise - Sunday or Afterhours Construction	0	0	0
Rental - Annual Renewal	39	38	1
Rental - Fail to apply for rental license	3	2	1
Rental - Failed Rental Inspection	0	0	0
Rental - Occupancy Exceeds Allowed	0	0	0
Rental - Scheduled Inspection	0	0	0
Rental - Suspected Rental	4	3	1
Sign - Political Sign(s)	0	0	0
Sign - Sign Attached to Tree	0	0	0
Streets - Item for Sale in ROW	0	0	0
Streets - No Parking Violation	3	3	0
Streets - No Right of Way Permit	0	0	0
Streets - Obstructing by Parking	0	0	0
Streets - Overnight Parking	0	0	0
Streets - Snow Across Roadway	18	18	0
Streets - Temporary Parking Ban	0	0	0
Streets - Utility Wires in Trees	0	0	0
Trailer/RV - Excessive Number	5	5	0
Trailer/RV - For Sale 30+ Days	0	0	0
Trailer/RV - Storage Location	0	0	0
Trailer/RV - Unlicensed	0	0	0
Trailer/RV - Vacant Lot	0	0	0
Zoning - Accessory Structure <200' Setback	0	0	0
Zoning - Accessory Structure in Street Yard	0	0	0

Zoning - Accessory Structure No Permit	2	2	0
Zoning - Dumpster	1	0	1
Zoning - Exterior Improperly Finished	0	0	0
Zoning - Fencing W/1 35' of Lake/River	0	0	0
Zoning - Fencing Without Permit	3	2	1
Zoning - Illegal Camping	0	0	0
Zoning - Keeping of Livestock or Poultry	0	0	0
Zoning - Mobile Home Skirting	1	1	0
Zoning - Multi-Family in LR-2 District	0	0	0
Zoning - Multi-Family Use in LR-1	1	0	1
Zoning - No Zoning Permit	3	3	0
Zoning - Phosphate Fertilizer	0	0	0
Zoning - Structure Completion	0	0	0
Totals	143	129	14



Village of Lake Isabella

2015 Permits

Permit #	Last Name	First	Property Address	Purpose	Date	Plat
1	Consumers Energy			Natural Gas Build-out	1/7/2015	Several
2	Fussman	Kevin	1057 Barcelona	Enclose Porch	1/13/2015	Lake Isabella Forest 2
3	Bonkowski	John	1074 El Camino Grande	New Home & Garage	2/27/2015	Bonita Bay
3-a	Bonkowski	John	1074 El Camino Grande	Driveway	2/27/2015	Bonita Bay
4	Herman	Sally	El Camino Grande	Fill-in Ditch	3/23/2015	Lake Isabella North
5	Estep	Cathy	926 Brinton Road	Shed	4/1/2015	Lake Isabella South
6	Farrell	Scott	1030 Marietta St	Addition	4/22/2015	Lake Isabella Forest 1
7	Brown	John	1005 Par Drive	Deck	4/27/2015	Lake Isabella Golf Estates 2
8	Peterson	Jared	1179 Queens Way	Driveway	5/1/2015	Lake Isabella Plat 4
9	Swan	Dick	1061 Clubhouse Drive	Shed	5/5/2015	Lake Isabella Golf Estates 2
10	Perry	Richard	1045 Lincoln Drive	Enclose Porch	5/5/2015	Lake Isabella Plat 3
11	Learman	Deric	1060 Fairway Drive	Shed	5/7/2015	Lake Isabella Golf Estates 1
12	Turner	Paula	1003 Sevilla	Fence for Pool	5/8/2015	Lake Isabella Forest 2
13	Tanner	Estel	1061 Fairway Drive	Driveway	5/26/2015	Lake Isabella Golf Estates 1
14	Voigt	Valerie	1100 Barcelona	Dumpster	6/15/2015	Lake Isabella Forest 2
15	Bartlett	Steve	1002 Ann St	Shed	6/26/2015	Lake Isabella Plat 3
16	Schilling	Mary	1092 Clubhouse Drive	Shed	6/30/2015	Lake Isabella Golf Estates 1
17	Hubbard	Tyler	1028 York Drive	Driveway	6/30/2015	Lake Isabella Plat 3
18	Tanner	Estel	1061 Fairway Drive	Shed	7/7/2015	Lake Isabella Golf Estates 1
19	Keebauch	Andy	1078 Bundy Drive	Shed	7/8/2015	Lake Isabella Plat 4
20	Laraway	Robert	1024 Madrid Lane	Dumpster	7/10/2015	Lake Isabella Forest 2
21	Ahlstrom	Colleen	1079 El Camino Grande	New Home & Garage	7/29/2015	Lake Isabella North
21-a	Ahlstrom	Colleen	1079 El Camino Grande	Driveway	7/29/2015	Lake Isabella North
22	Ervin	Sue	1051 Clubhouse Drive	Deck	7/31/2015	Lake Isabella Golf Estates 1
23	Torgerson	Dave	1069 Lincoln Drive	Deck	8/6/2015	Lake Isabella Plat 3
24	Morton	Doug	1043 Carmen	Deck	8/18/2015	Lake Isabella Forest 1
25	Tower	Darrel	734 N. Rolland Rd.	New Home & Garage	8/18/2015	Unplatted
26	Consumers Energy		Bonanza Lane	Utility Service	8/18/2015	Unplatted
27	Souders	Mel	1008 Penninsula Drive	Addition	9/1/2015	Lake Isabella Golf Estates 2
28						
29						
30						

HILLSDALE COUNTY COMMUNITY CENTER

HOME

COMMUNITY
INFORMATION

LOCAL
GOVERNMENT

MAP INDEX

LAND USE
LIBRARY

CALENDAR

COMMUNITY
NEWS

LOG IN

SEARCH

ABOUT THIS
SITE

CONTACT US

[Planning & Zoning in Michigan](#)> Floodplain Management Standards

Floodplain Management Standards



This information was adapted from the 'Shiawassee & Huron Headwaters Preservation Project' developed by Oakland County Planning and Carlisle Wortman & Associates.

Floodplain management regulations have been in existence for a number of years, but took on increased significance with the passage of the National Flood Insurance Program. Floodplain regulations are a necessary prerequisite to permit enrolling of proposed owners in the flood insurance program.

The following language represents standards that are designed to prevent loss of life and property by restricting development within floodplain areas.

Section. _____. Floodplain Management Standards

(a.) Intent. It is the intent of the (community) in adopting this article to significantly reduce hazards to persons and damage to property as a result of flood conditions in the (community); to comply with the provisions and requirements of the National Flood Insurance Program; to protect human life, health and property from dangerous and damaging effects of flood conditions; to minimize public expenditures for flood control projects, rescue and relief efforts in the aftermath of flooding, repair of flood damage public facilities and utilities, and the redevelopment of flood damaged homes, neighborhoods, commercial and industrial areas; to maintain stable development patterns not subject to the blighting influence of flood damage; to designate floodplains and institute floodplain development regulations and general development standards; to establish regulations concerning the same; and to provide for the administration of this article and to provide penalties for violation.

(b.) Delineation of the flood hazard area overlay zone.

(1) The flood hazard area zone shall overlay existing zoning districts delineated on the official (community) Zoning Map. The boundaries of the flood hazard area zone shall coincide with the boundaries of the areas indicated as within the limits of the 100-year flood on the Flood Insurance Road Map for (community) dated _____. The Flood Insurance Rate Map is adopted by reference, appended, and declared to be a part of this ordinance. The term flood hazard area as used in this ordinance shall mean the flood hazard area zone.

(2) Disputes as to the location of a flood hazard area zone boundary shall be resolved by the Zoning Board of Appeals.

(3) In addition to other requirements of this ordinance applicable to development in the underlying zoning districts, compliance with the requirements of this Section shall be necessary for all development occurring within the flood hazard area zone. Conflicts between the requirements of this Section and other requirements of this ordinance or any other ordinance shall be resolved in favor of this Section, except where the conflicting requirement is more stringent and would further the objectives of this Section to a greater extent than the requirements of this Section. In such cases, the more stringent requirement shall be applied.

(c.) Principal and Accessory Uses Permitted.

(1) Within the flood hazard area overlay zone, no land shall be used except for one or more of the following principal uses:

a. Agriculture and pasture land.

b. Parks and recreation facilities, provided no permanent structures are constructed.

c. Swimming beaches, fishing, and boating docks in accord with the provisions of the Inland Lakes and Streams Act of 1972.

d. Required open space or lot area for structural uses that are landward of the overlay zone.

(2) The following accessory structures and uses are permitted, provided they are also permitted in the underlying zoning district.

a. Off-street parking, streets, roads, bridges, outdoor play equipment, sheds and garages, boathouses, boat hoists, utility lines, pump houses, bleachers, bank protection structures, signs, fences, gazebos and similar outdoor equipment and appurtenances, provided each of the following requirements are met:

1. The structure would not cause an increase in water surface elevation, obstruct flow, or reduce the impoundment capacity of the floodplain.

2. All equipment and structures shall be anchored to prevent flotation and lateral movement.

3. Compliance with these requirements is certified by an engineering finding by a registered engineer.

(d.) Filling and Dumping - Dredging and filling and/or dumping or backfilling with any material in any manner is prohibited unless through compensating excavation and shaping of the floodplain, the flow and impoundment capacity of the floodplain will be maintained or improved, and unless all applicable state regulations are met.

(e.) General Standards for Flood Hazard Reduction.

(1) No building or structure shall be erected, converted, or substantially improved or placed, and no land filled or structure used in a flood hazard area unless permission is obtained from the (community). Approval shall not be granted until a permit from the Michigan Department of Environmental Quality under authority of Act 245 of the Public Acts of 1929, as amended by Act 167 of the Public Acts of 1968 has been obtained.

(2) All public utilities and facilities shall be designed, constructed, and located to minimize or eliminate flood damage.

(3) Land shall not be divided in a manner creating parcels or lots which cannot be used in conformance with the requirements of this Section.

(4) Available flood hazard data from federal, state or other sources shall be reasonably utilized in meeting the standards of this section.

(f.) Disclaimer of Liability. The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based upon engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes. Thus, approval of the use of land under this article shall not be considered a guarantee or warranty of safety from flood damage. This article does not imply that areas outside the flood hazard area will be free from flood damage. This article does not create liability on the part of the (community) or any officer or employee thereof for any flood damage that results from reliance on this article, or any administrative decision lawfully made.

(g.) Flood Hazard Area Variances.

(1) Variances from the provisions of Section _____ Floodplain Management shall only be granted by the Zoning Board of Appeals upon a determination of compliance with the general standards for variances contained in this ordinance and each of the following specific standards.

a. A variance shall be granted only upon:

1. a showing of good and sufficient cause;

2. a determination that failure to grant the variance would result in exceptional hardship to the applicant; and

3. a determination that the granting of a variance will not result in a harmful increase in flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing laws or ordinances; and

4. a determination that the granting of a variance will not result in any violations of applicable state or federal laws.

b. The variance granted shall be the minimum necessary, considering the flood hazards, to afford relief to the applicant.

(2) The Zoning Board of Appeals may attach conditions to the granting of a variance to ensure compliance with the standards contained in this ordinance.

(3) Variances may be granted for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the Michigan Historic Markers listing of historic sites or any other state register of historic places without regard to the requirements of this section governing variances in flood hazard areas.

(h.) Mapping disputes.

(1) Where disputes arise as to the location of the flood hazard area boundary or the limits of the floodway, the Zoning Board of Appeals shall resolve the dispute and establish the boundary location. In all cases, the decision of the Zoning Board of Appeals shall be based upon the most current floodplain studies issued by the Federal Insurance Administration. Where Federal Insurance Administration information is not available, the best available floodplain information shall be utilized.

(2) Where a dispute involves an allegation that the boundary is incorrect as mapped and the Federal Insurance Administration floodplain studies are being questioned, the Zoning Board of Appeals shall modify the boundary of the flood hazard area or the floodway only upon receipt of an official letter of map amendment issued by the Federal Insurance Administration.

(3) All parties to a map dispute may submit technical evidence to the Zoning Board of Appeals.

Village of Lake Isabella
Village Council Minutes
Regular Meeting – August 18, 2015

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order by Lake Isabella Village President David Torgerson, at 7:00 PM and the pledge of allegiance was recited.

Members Present: Cueny, Eberhart, Grey¹, Griffin, Kiel, Lacca, & Torgerson
Members Absent: None

The Agenda for the meeting was accepted without objection or modification.

Cueny asked for the Draft Minutes of the July Village Council meeting to be corrected so that they reflect the Isabella County Road Commission's approval of paying for half of the cost, up to \$3,125 for the equipment and installation of the three-way caution light at Baseline and Coldwater. This correction was accepted without objection.

A motion was made by Kiel, seconded by Griffin, to approve the Consent Agenda, which included the following items:

1. July- Invoices & Bills to be Paid
2. July- Investment Report
3. July - Balance Sheet
4. July - Income & Expense Report
5. Draft Minutes; July 14, 2015 Planning Commission Meeting
6. Corrected Draft Minutes; July 21, 2015 Village Council Meeting

ROLL CALL VOTE; YEAS: Cueny, Eberhart, Griffin, Kiel, Lacca, & Torgerson NAYS: None;
MOTION CARRIED UNANIMOUSLY (6-0-0).

Reports:

1. The Village President reported that at the July Planning Commission meeting the Planning Commission selected Dave McGrath as their representative to the Zoning Board of Appeals. He stated that he concurs with the appointment and is submitting such to the Village Council for its advice and consent.

There were no objections from the Council on the appointment, and McGrath was thanked for his willingness to serve.

2. The Village Manager reported to the Council on permitting and the events of the last Planning Commission meeting. He also discussed the next Liaison Committee meeting. He then asked Marshal Hooker give the Council an update on the patrol agreement with the Township. The Marshal discussed the lack of issues encountered so far with golf carts and ORVs. He stated that the contract has worked very well, and that they are not seeing many issues in the community.

Wolff also asked Jim Brown of Castle Drive to present his concerns over the Village's Animal Control Ordinance. Mr. Brown is the owner of a dog that under the ordinance is now considered a public nuisance. Mr. Brown asked the Council for a second chance for

¹ Village Clerk Grey arrived at 7:12 PM.

his dog and stated that Isabella County Animal Control was willing to give his dog a second chance.

Eberhart asked if Isabella County had put that in writing.

Cueny asked if anyone else has been hurt in the incident. Wolff reported that the Village was first alerted to the incident by a neighbor who had intervened in the matter. That resident reported he had been bitten, and also asked that the Village ban all pit bulls.

Kiel stated that as a dog owner he feels for Mr. Brown and his family, but asked if there was another incident similar to this in the future how could the Village look the community in the eye after giving the dog a second chance.

3. The LIPOA report was given by Mike Scherba, he discussed the upcoming lake spray.

Public Hearings:

1. Proposed Resolution 2015-16; Lot Sale, Lake Isabella Forest 1 lot 46

Torgerson opened the hearing at 7:33 PM.

A synopsis of the resolution was read by Wolff.

Public Comment: None

Council Comments: None

Torgerson closed the hearing at 7:35 PM.

A motion was made by Kiel, seconded by Lacca, to adopt resolution 2015-16 which relists Lake Isabella Forest 1, lot 46 for sale at a price of \$1,250 plus \$150 for the Lake Isabella Dam Special Assessment. ROLL CALL VOTE; YEAS: Cueny, Eberhart, Grey, Griffin, Kiel, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

2. Proposed Resolution 2015-17; SPSAD 2015-01, Resolution 2 of 2

Torgerson opened the hearing at 7:36 PM.

A synopsis of the resolution was read by Wolff.

Public Comment: None

Council Comments: None

Torgerson closed the hearing at 7:37 PM.

A motion was made by Cueny, seconded by Eberhart, to adopt resolution 2015-17 which is the second of two required resolutions to create a single parcel special assessment district to recover costs from the abatement of a public nuisance. ROLL CALL VOTE; YEAS: Cueny, Eberhart, Grey, Griffin, Kiel, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

3. Proposed Ordinance 2015-05; Industrial District Regulation Update

Torgerson opened the hearing at 7:38 PM.

A synopsis of the ordinance was read by Wolff.

Public Comment:

Scott Slasor of Clubhouse Drive asked what the changes were in the ordinance to the allowed uses.

Dave Ochander of Fairway Drive asked if this would amend the zoning map.

Grey replied that it does not amend the zoning map, and that the changes to the allowed and special land uses would require more intense uses to go through the Special Land Use approval process.

Council Comments:

Eberhart inquired about the inclusion of compounding pharmacies in the draft.

Torgerson closed the hearing at 7:44 PM.

A motion was made by Eberhart, seconded by Lacca, to adopt ordinance 2015-05 which amends the text of the Village's Light Industrial zoning district. ROLL CALL VOTE; YEAS: Cueny, Eberhart, Grey, Griffin, Kiel, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

4. Proposed Ordinance 2015-02; Boat, Trailer, & RV Storage Regulation Update

Torgerson opened the hearing at 7:45 PM.

A synopsis of the resolution was read by Wolff.

Public Comment:

Brian Roberts of York Drive spoke in opposition to the proposed ordinance. He stated that allowing 4 items would make places look bad, and that it was unfair to people with corner lots. He also offered to serve on any committee or work group that is charged with looking into this issue further.

Dave Ochander of Fairway Drive spoke in opposition to the proposed ordinance. He stated that allowing people to store items on vacant lots would be a problem, and that the LIPOA has a storage area for people to keep stuff.

Mike Scherba of Isabella Vista stated that he agreed with Mr. Roberts and Mr. Ochander. He stated that he feels 3 items is more than satisfactory and is very much opposed to people storing items across the street from their homes.

Bill Dunham of Fairway Drive also spoke in opposition to the ordinance.

Council Comments:

Lacca stated that he feels the current ordinance is fair and it should not be changed.

Griffin stated that he feels the LIPOA needs to increase the size of the storage lot so people have more room to store stuff.

Cueny stated he took the tone of the survey results as people being unsatisfied with the Village and the LIPOA and that the Council should consider what the work group put together.

Eberhart stated that he agreed with the comments from the audience.

Grey stated that he spoke to several residents about the proposed changes and none were in favor of it.

Kiel stated that he was opposed to having stuff stored out in the open on vacant lots, but the committee should look at other options for increasing storage.

Torgerson closed the hearing at 8:18 PM.

A motion was made by Griffin, seconded by Eberhart, to not adopt ordinance 2015-02. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, & Lacca NAYS: Cueny & Torgerson; MOTION TO NOT ADOPT CARRIED UNANIMOUSLY (5-2-0).

Public Comments:

Dave Ochander of Fairway Drive stated that he feels the Village should not leave the burden to the property owner on finding more storage space, but should work with the LIPOA to build more storage areas.

Mike Scherba of Isabella Vista stated he was glad to see the cooperation between the Village and LIPOA in looking at the storage issue.

Brian Roberts of York Drive stated he was pleased to see the Village reach out for input on the storage issue and would be glad to help with the project in the future.

Dave McGrath of Queens Way stated he thought more people needed to take the survey.

Existing Business:

1. Baseline Road Improvements

The Council discussed partnering with Isabella Pellet on the completion of Baseline Road as is required by their Site Plans. Previously the Council had directed the Manager to work with the factory on this issue provided that the pellet factory pays half of their share by August 31st. Wolff reported that he, Village President Torgerson, and Councilmember Cueny met with the management of the factory and they have expressed an interest in working together, but asked for their first installment to have a deadline of September 15th.

Grey asked if full payment would be due on September 30th, or when the project was completed.

Wolff stated that he would propose a written agreement with the pellet factory requiring payment within 30 days of completion of the paving or the unpaid balance and interest would be a lien against the property on the next Village Tax Bill

A motion was made by Cueny, seconded by Lacca, to direct the Manager to pursue a written agreement with Isabella Pellet for the Baseline Road project with the first installment due from the factory on September 15th. ROLL CALL VOTE; YEAS: Cueny, Eberhart, Grey, Griffin, Kiel, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

New Business

1. Proposed Ordinance 2015-06; Zoning Map Amendment

A proposed ordinance to amend the zoning map as recommended by the Planning Commission was introduced by Grey and a public hearing scheduled for the September 15, 2015 Regular Meeting of the Village Council.

Grey also disclosed to the Council for their consideration of any possible conflict of interest with him voting on the matter as he has previously inquired about purchasing the golf course.

2. Proposed Ordinance 2015-07; Accessory Structure Regulation Update

A proposed ordinance to amend the text of the zoning code as recommended by the Planning Commission was introduced by Grey and a public hearing scheduled for the September 15, 2015 Regular Meeting of the Village Council.

3. Proposed Update of Fireworks Regulations

A proposed ordinance to update the regulation of Fireworks was introduced by Lacca and a public hearing scheduled for the September 15, 2015 Regular Meeting of the Village Council.

4. Proposed Resolution 2015-18; SPSAD 2015-02

A motion was made by Kiel, seconded by Grey, to adopt Resolution 2015-18 as presented. This resolution is the first of two required resolutions to create a single parcel special assessment district to recover costs for abating a public nuisance. ROLL CALL VOTE; YEAS: Cueny, Eberhart, Grey, Griffin, Kiel, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

Public Comments: Scott Slasor of Clubhouse Drive inquired about the Baseline Road project and whether that could include his ditch being filled-in. He also questioned the proposed rezoning of the clubhouse at the Pines Golf Course for compatibility with the West Coldwater Business District as that was intended for lesser traffic dependent businesses. Grey discussed that the text of the Coldwater Business Districts is currently being updated by the Planning Commission with a public hearing planned for the September 8th meeting and that Mr. Slasor should attend that meeting to discuss additional concerns he may have.

With no further business, the Village Council stood in adjournment at 8:53 PM.

x\

Jeffrey P. Grey, Village Clerk

x\

Dave Torgerson, Village President

Notice of Public Hearing

Village of Lake Isabella Planning Commission

Your views are invited at two public hearings to be held by the Village of Lake Isabella Planning Commission on Tuesday, September 8, 2015 as part of a regular meeting beginning at 7:00 PM. The location of the hearing will be the Lake Isabella Village Hall, 1010 Clubhouse Drive, Lake Isabella, MI 48893.

Proposed Ordinance 2015-11: This ordinance would amend Chapter 1246 of the codified ordinances of the Village of Lake Isabella. It would amend the site development requirements, permitted, and special land uses in the West Coldwater Business District and the East Coldwater Business District.

Proposed Ordinance 2015-08: The purpose of this Ordinance is to amend the zoning code of the Village of Lake Isabella to allow for accessory structures to be constructed on parcels made up of multiple lots which are separated by a private or public street, but combined for taxation and by a recorded deed restriction, as well as to prevent the future decoupling of such parcels if developed.

Comments may be submitted in advance of the public hearing and meeting at the address above, or via e-mail to the Zoning Administrator at the following email address: tim@lakeisabellami.org.

Jeffrey P. Grey, Lake Isabella Village Clerk
1010 Clubhouse Drive
Lake Isabella, MI 48893
(989) 644.8654
www.lakeisabellami.org

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893
989-644-8654

ORDINANCE 2015 – 08

LOTS & PARCELS UNDER COMMON OWNERSHIP

The Village of Lake Isabella hereby ordains:

SECTION 1 PURPOSE

The purpose of this Ordinance is to amend the zoning code of the Village of Lake Isabella to allow for accessory structures to be constructed on parcels made up of multiple lots which are separated by a private or public street, but combined for taxation and by a recorded deed restriction, as well as to prevent the future decoupling of such parcels if developed.

SECTION 2 CHAPTER 1204 – DEFINITIONS AMENDED

Chapter 1204 of the codified ordinances of the Village of Lake Isabella is hereby amended by changing the definition of “Existing Lot” and deleting the definition of “Separate Ownership” as follows:

Existing Lot: A parcel of land legally created prior to the adoption of this ordinance, ~~exclusive of any adjoining street or road right-of-way, separated from adjacent parcels of land by a description as on a recorded deed, recorded subdivision plat, survey map or metes and bounds.~~

~~Separate Ownership: Ownership of a parcel of property wherein the owner does not own adjoining vacant property, provided that the owner of any number of contiguous lots of record may have as many of said contiguous lots of record considered as single lot of record for the purpose of this Ordinance as he so elects, and in such case the outside perimeter of said group of lots of record shall constitute the front, rear and side lot lines thereof.~~

SECTION 3 CHAPTER 1210 AMENDED

Chapter 1210 of the codified ordinances of the Village of Lake Isabella is hereby amended to read as shown in the attached **EXHIBIT A**.

SECTION 4 CHAPTER 1220 AMENDED

Sub-section 1220.05 (4) is hereby amended to amended to read as follows:

When an accessory structure is constructed on a property that is comprised of more than one lot or parcel, the parcels or lots in question must be permanently combined via a deed restriction ~~filed with the Village, the township assessor and the Isabella~~

~~County Register of deeds~~ as prescribed in Chapter 1210 of the codified ordinances of the Village of Lake Isabella if the placement of the accessory structure on the parcel is done so in a manner where if the lots were ever to be decoupled a violation of the zoning code would be created. For parcels which are made up of combined lots which are separated by a private or public street, an accessory structure may be placed on the otherwise vacant and non-waterfront side of the parcel provided the other conditions of this code are satisfied, any maximum allowed distance from the primary structure does not apply to these structures. Under no circumstances shall an accessory structure be placed on a waterfront lot with a primary structure separated by a private or public street.

SECTION 5 SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or portion of this Ordinance is found for any reason to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6 ORDINANCES REPEALED

All ordinances and/or parts of ordinances inconsistent with this Ordinance are hereby repealed

SECTION 7 EFFECTIVE DATE

This Ordinance shall take effect and be in force upon the expiration of 7 days of the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella. This Ordinance and attached document shall be codified, edited for typos and grammatical errors, and enumerated in accordance with the codification procedure of the Village of Lake Isabella.

###

We, the undersigned, President and Clerk of the Village of Lake Isabella, Isabella County, State of Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance # 2015-08 “*LOTS & PARCELS UNDER COMMON OWNERSHIP*” of the Village of Lake Isabella was adopted in the following manner with at least seven days elapsing between the publication of the public hearing for the Ordinance and the enactment by the Village Council at regular or special meeting of the Lake Isabella Council, offered by councilmember _____, and seconded by councilmember _____. Originally introduced by councilmember _____.

Planning Commission Introduction	August 11, 2015
Planning Commission Public Hearing	September 8, 2015
Planning Commission Recommendation →	
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

The vote on this Ordinance was taken by roll-call with the “yeas” and “nays” recorded as such.

YEAS: _____
 NAYS: _____
 ABSTAIN: _____
 ABSENT: _____

Dated at Lake Isabella, Michigan, this _____ day of _____, 2015.

 Village Council President
 Dave Torgerson

 Village Clerk
 Jeffrey P. Grey

EXHIBIT A

Article XII – Planning & Zoning

Chapter 1210 – Lots in Common Ownership

Adopted August 4, 1998 – Ordinance 1998-01

Last amended _____ – Ordinance _____

Chapter 1210.01 Regulations

1210.01 REGULATIONS

The following shall apply where a structure or building is or will be located on portions of two or more lots or parcels:

1. If a structure or dwelling is physically located on two or more lots or parcels, all such lots or parcels shall be deemed to be automatically combined and considered one overall lot for purposes of this zoning code. Furthermore, no such combined lots or parcels (or portions thereof) shall ever be detached or be sold, divided, split, conveyed or transferred separate from one another in a manner which would create a non-conformity to the zoning code.
2. After the effective date of the chapter if an accessory structure is proposed to be located on two or more lots or parcels which are considered adjoining and under common ownership, no zoning, building, or other permit shall be issued for the construction or installation of such structure or building (and no such structure or building shall be built, installed or commenced) unless all of the following requirements are met:
 - (a) If lots are owned by the same person, but are separated by a private or public road, said lots may be treated as a single parcel for the purpose of this zoning code if the following conditions are satisfied:
 1. The lots are combined as a single parcel for taxation.
 2. The lots are combined via a deed restriction listing the Village of Lake Isabella as a party to the restriction which prevents the lots from being decoupled or separated in the future without the approval of the Village of Lake Isabella if an accessory structure is placed on the side of the parcel on the opposite side of the street from the primary structure.
 - (b) If lots are owned by the same person and are not separated by a private or public road, said lots may be treated as a single parcel for the purpose of this zoning code if the properties share an overlapping common property line, and the lots are combined via a deed restriction listing the Village of Lake Isabella as a party to the restriction which prevents the lots from being decoupled or

separated in the future without the approval of the Village of Lake Isabella if an accessory structure is placed on a lot which would otherwise lack a conforming primary structure and use. ~~lots to be considered adjoining and able to be combined hereunder to allow an structure or accessory structure to be located on two or more such lots or parcels, the properties must share an common property line of at least 50% of each line or a minimum of 50 feet, whichever is greater. Furthermore, the lots or parcels involved must be in common ownership. Properties separated by a street, road, alley, walkway, or other public right-of-way or private recorded easement (or the equivalent) shall not be considered adjoining for purposes of the zoning code (and cannot be combined) and shall not be eligible for a zoning or other permit or for a property combining under this chapter.~~

~~(b) Prior to a zoning or other permit being issued for a accessory structure to be located on two or more adjoining lots or parcels under common ownership (and prior to any such structure or dwelling being built, installed or commenced), the applicant shall submit proposed permanent deed restrictions/covenants (hereinafter, "deed restriction") to the Village for its review and approval regarding the proposed combining of the lots or parcels involved, and which must be fully executed and recorded with the Isabella County Register of Deeds records by the applicant (in the form and language approved by the Village) immediately after the Village has approved any such lot or parcel combination. The applicant shall also provide the Village with a recorded copy of that deed restriction document (with the official stamp of the Isabella County Register of Deeds' office thereon) within seven (7) days of the date of recording.~~

3. If the then-owner(s) of any such lots or parcels joined together desire to separate, divide, or split two or more of the combined properties, that splitting, division, or decoupling shall not occur until and unless the Zoning Administrator issues a permit to allow such split, division, or decoupling and all of the following requirements are also met:
 - (a) Each parcel, lot, or piece of property which would result from the proposed split, division, or decoupling must meet all applicable minimum area and dimensional requirements of this zoning code, including, but not limited to, minimum lot size, setbacks, minimum width, and minimum road frontage requirements, and the requirements of any other applicable Village ordinance or code.
 - (b) No parcel, lot, or piece of property shall be created upon which there exists an accessory building (including, but not limited to, a garage or detached storage building) or accessory structure without a conforming dwelling or other primary building structure located thereon.
 - (c) Such split, division, or decoupling must also be approved by the Village Planning Commission pursuant to the procedures and standards for Site Plan

Review, but is not subject to the Site Plan Escrow Account, as specified in chapter 1214 of the zoning code.

4. ~~No accessory structure shall be located on a lot or parcel which does not have a dwelling or conforming primary structure thereon.~~

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893
989-644-8654

ORDINANCE 2015 – 11
COLDWATER BUSINESS DISTRICTS UPDATE

The Village of Lake Isabella hereby ordains:

SECTION 1 PURPOSE

The purpose of this Ordinance is to amend the text of zoning code of the Village of Lake Isabella to update the Permitted Uses, Special Land Uses, and site development requirements in the Coldwater Business Districts. This update is undertaken and made pursuant to the guidance and direction of the Village’s Master Plan which seeks to create a sustainable commercial corridor near the intersection of Coldwater Road and Baseline Road.

SECTION 2 CHAPTER 1246 AMENDED

Chapter 1246 of the codified ordinances of the Village of Lake Isabella is hereby amended to read as shown in the attached **EXHIBIT A**.

SECTION 3 SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or portion of this Ordinance is found for any reason to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4 ORDINANCES REPEALED

All ordinances and/or parts of ordinances inconsistent with this Ordinance are hereby repealed

SECTION 5 EFFECTIVE DATE

This Ordinance shall take effect and be in force upon the expiration of 7 days of the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella. This Ordinance and attached document shall be codified, edited for typos and grammatical errors, and enumerated in accordance with the codification procedure of the Village of Lake Isabella.

###

We, the undersigned, President and Clerk of the Village of Lake Isabella, Isabella County, State of Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance # 2015-11 “*COLDWATER BUSINESS DISTRICTS UPDATE*” of the Village of Lake Isabella was adopted in the following manner with at least seven days elapsing between the publication of the public hearing for the Ordinance and the enactment by the Village Council at regular or special meeting of the Lake Isabella Council, offered by councilmember _____, and seconded by councilmember _____. Originally introduced by councilmember _____.

Planning Commission Introduction	August 11, 2015
Planning Commission Public Hearing	September 8, 2015
Planning Commission Recommendation →	
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

The vote on this Ordinance was taken by roll-call with the “yeas” and “nays” recorded as such.

YEAS: _____
 NAYS: _____
 ABSTAIN: _____
 ABSENT: _____

Dated at Lake Isabella, Michigan, this _____ day of _____, 2015.

 Village Council President
 Dave Torgerson

 Village Clerk
 Jeffrey P. Grey

EXHIBIT A

Article XII – Planning & Zoning

Chapter 1246 – Coldwater Business Districts

Originally Adopted July 15, 2008 – Ordinance 2008-02

Last Amended: _____ - _____

Chapter 1246.01	General Regulations
Chapter 1246.03	West Coldwater Business District (WCBD)
Chapter 1246.05	East Coldwater Business District (ECBD)

1246.01 GENERAL REGULATIONS

1. COLDWATER ROAD ACCESS MANAGEMENT

- A. Driveway Placement: When considering development, driveways shall be located in a manner as close as possible to an existing driveway on the opposite side of Coldwater Road as to minimize ingress/egress left turns. If possible, parcels should share driveways in order to minimize the number of access points on Coldwater Road.
- B. Driveway Eligibility: For parcels with frontage on an additional street other than Coldwater Road, the first driveway shall be from the non-Coldwater Road frontage. No parcel shall have a second driveway unless it has over 200 feet of street frontage unless approved by the Planning Commission. No parcel shall have more than 2 driveways unless approved by the Planning Commission and has more than 400 feet of street frontage.
- C. Paved Access: The Village shall only approve development plans which incorporate ingress/egress access from a paved public street, or paved private drive.

2. ON-SITE PARKING REQUIREMENTS

- A. A minimum of 6 impervious hard-surfaced parking spaces per non-residential use are required, and one additional impervious hard-surfaced space for every 300 square feet of non-residential use, unless otherwise approved by the Planning Commission.
- B. For all residential uses, a minimum of at least 2 impervious hard-surfaced parking spaces per dwelling unit are required.
- C. With the exception of a detached single-family dwelling, parking areas shall not be located between the front of the structure and any street.

3. SITE DEVELOPMENT STANDARDS

- A. All on-site utility and communication lines, and any new off-site utility or communication lines servicing new development, shall be located below ground at depths approved by the Michigan Public Service Commission.
- B. Exterior Materials on all primary structures and all accessory structures equal

- to or greater than 200 square feet shall be of a durable construction, simple configurations, and solid craftsmanship are required. 80% of the façade facing the right-of-way (other than the area required for transparent windows and doors) shall be constructed and finished of any of the following materials and combinations thereof:
1. Brick
 2. Stone
 3. Wood lap siding
 4. Vinyl
 5. Gypsum reinforced fiber concrete (for trim and cornice elements only)
 6. Metal (beams, lintels, trim elements, and ornamentation only)
 7. Split faced block (piers, foundations, and chimneys only)
- C. All heating, ventilation, cooling, refrigeration, and mechanical devices shall be fully screened.
- D. For parcels where the MDOT adopted landing approach pattern is applicable, development shall not be permitted which allows for steam, smoke, glare, lighting, landscaping, height, or residential use in conflict with the adopted safety zone patterns. To the extent possible, development shall be done in manner to create the greatest distance possible from structures to the center-line of the runway.
- E. Internal parking areas shall conform to the following requirements:
1. In order to screen parking areas from adjacent residential districts and public right-of-ways, a decorative masonry wall of not less than 3 feet and not greater than 4 feet in height shall be required on a parallel line to the edge of the parking area for parking area edges facing public right-of-ways and residential districts. Landscaping of the same height (at the time of planting) may be substituted if it screens the parking area with at least 75% of the opacity as required above..
 2. For parking areas exceeding 30 spaces, interior landscaping evenly dispersed and spaced in the parking area shall be incorporated in order to break-up large expanses of pavement, and to assist with vehicular and pedestrian flow.
 3. At least one canopy tree with a trunk diameter of at least 3 inches at a height of 3 feet above grade at the time of planting shall be provided for each 15 parking spaces and fraction thereof as a condition of satisfying the requirement for internal parking area landscaping.
- F. Any required landscaping, including landscaping done in conjunction with ground signs, shall be properly maintained and seasonably weeded.
- G. New developments shall have the following required plantings:
1. For every 500 of floor area developed the following number of trees shall be required to be planted on-site in addition to those used for internal parking areas:
 - a. 2 Canopy/ Shade trees; or,
 - b. 1 Canopy/ Shade tree and 2 Ornament trees; or,
 - c. 1 Canopy/ Shade tree and 4 shrubs; or,

- d. 3 Evergreen trees
- 2. Existing healthy, well-formed trees and shrubs which are on the approved plantings list may be credited towards the requirements of this section provided such vegetation is identified on the site plan, protected from harm during development, located in appropriate places, and maintained in a healthy growing condition.
- H. Plant requirements:
 - 1. Canopy/Shade trees shall have a trunk caliper of at least 3 inches at 36 inches above finished grade at the time of planting.
 - 2. Ornamental trees shall have a trunk caliper of at least 2 inches at 48 inches above finished grade at the time of planting.
 - 3. Evergreen trees shall be at least 60 inches in height above finish grade at the time of planting.
 - 4. Shrubs shall be at least 30 inches in height above finished grade at the time of planting.
 - 5. Required landscaping shall not include more than 33% of any single plant species.
- I. Only plants native to Michigan shall be used as credit to meeting the minimum landscaping requirements of the district.
- J. The trees listed below are prohibited trees and plant species with respect to meeting landscaping requirements. Under no circumstances shall the following be used or maintained as credit towards the landscaping requirements of this chapter. These species may be used at the pleasure of the property owner, but simply do not count towards satisfying the landscaping requirements of this chapter.
 - Cottonwood
 - English Elm
 - American Elm
 - Cedar Elm
 - Siberian Elm
 - Norway Maple
 - Lombardy Poplar
 - Female Ginkgo
 - Russian Olive
 - Apple
 - Ash
 - Cherry
 - Peach
 - Box Elder
 - American Beech
 - Red Cedar
 - Black Walnut

4. MINIMUM STRUCTURE REQUIREMENTS

New primary structures developed after the date of adoption of this ordinance in the West Coldwater Business District shall conform to the following development

requirements:

- A. A minimum height of 14 feet above grade shall be maintained across 75% of any wall facing a street.
- B. A maximum height of 30 is permitted, except a structure with a residential use on the second floor or above is allowed to have a height of 36 feet.
- C. Exterior walls facing a street shall have at least 20% of window or door space.
- D. Transparent windows are required on all sides of each floor of the structure.
- E. Pitched roofs shall have a slope of no less than 12:4.
- F. Pitched roofs shall be of any the following designs:
 1. Hipped Roof
 2. Mansard Roof
 3. Flat Roof, flat roofs shall not be visible from right-of-way adjacent to the parcel and shall be enclosed by parapets of at least 42 inches in height, or higher if required by the Planning Commission to conceal mechanical equipment.
- G. The following roof types shall be permitted when accompanied by the construction of a parapet along the façade facing the right-of-way so as to create a false front concealing the peaks and valleys of the pitched roof:
 1. Gable Roof
 2. Gambrel Roof
 3. Shed Roof
- H. For all new structures, any façade facing a street which exceeds 40 linear feet shall be staggered into multiple bays or shall create the impression of multiple bays which are offset by at least 6 linear feet.
- I. The minimum average structure width shall be 24 feet.

1246.03 WEST COLDWATER BUSINESS DISTRICT REGULATIONS

1. PURPOSE

The purpose and intent of the West Coldwater Business District is to provide economic opportunities for uses consistent with professional services and allow for a mix of commercial and residential uses which act as a transitional district to the residential neighborhoods west of Coldwater Road. Due to the generally limited size of the parcels and present limited availability of well and septic permits in this District as they were originally platted, non-residential uses which rely on a low vehicular traffic volume are the most appropriate land use to permit on individual lots as originally platted. More intensive and traffic dependent uses are appropriate on parcels comprised of multiple lots or the unplatted parcels in the district.

2. PERMITTED USES

- A. Attached single-family dwellings, provided such complies with the Site Development Standards for Attached Single-Family dwellings as defined in §1238.09 of the Codified Ordinances of the Village of Lake Isabella.
- B. Live-work structures which serve as both a primary residence and as a resident owned business. This only applies to detached single-family

dwellings in the zoning district existing at the effective date of this Chapter of the Codified Ordinances of the Village of Lake Isabella.

- C. Financial, Accounting, and Insurance Businesses; This does not include Payday Loan & Check Cashing Establishments.
- D. Health Professional Businesses; including vision, dental, mental health, general, laboratory, urgent care, and specialty practices.
- E. Drafting, Stenographic, Architectural, and Mass Media Production Businesses
- F. Administrative Offices
- G. Government and Institutional Uses
- H. Professional Artist Studios
- J. Accessory uses and accessory structures customarily incidental and subordinate to any of the above permitted uses.

3. SPECIAL LAND USES

- A. Veterinary Clinics & Offices with the following conditions:
 - 1. No outdoor kennels or animal storage areas.
 - 2. The use is at least 200 feet from any residential use.
- B. Funeral Parlors and Mortuaries
- C. Restaurants provided that the sale of alcoholic beverages shall not exceed 50% of the gross food and beverage sales.
- D. Apartments & Multi-Family Residences with the following conditions:
 - 1. Must be located on the second floor or above.
 - 2. The ground floor use must either be a permitted or approved special land use, or as a garage.
 - 3. In the event that it is a ground floor garage use, garage doors which face a street must have at least one row of windows.
 - 4. A minimum of two different types of finish materials (i.e. wood, vinyl, stone, brick...) are required for the exterior finish on all sides of the structure.
- E. Family Day Care Homes
- F. Child Care Centers
- G. Houses of Worship
- H. General Retail Establishments with the following conditions:
 - 1. Total retail floor space shall be limited to 1,000 square feet.
 - 2. Any goods produced on premises shall only be sold at retail on the premises.
- I. Private, for Profit Schools.
- J. Micro-breweries and Wineries.
- K. Golf Courses & Country Clubs, including pro-shops, driving ranges, clubhouses, maintenance facilities, cart barns, and other similar uses associated with the game of golf.

4. MINIMUM PARCEL SIZES & SETBACKS

- A. New parcels shall be at least 21,780 square feet (1/2 acre).
- B. New parcels shall have a minimum width of at least 100 feet at the front

setback line.

C. Setbacks shall be:

1. Street yard: 15 feet
2. Rear yard: 15 feet
3. Single side yard: 5 feet
4. Total side yards: 10 feet

1246.05 EAST COLDWATER BUSINESS DISTRICT REGULATIONS

1. PURPOSE

The purpose and intent of the East Coldwater Business District is to provide economic opportunities for uses consistent with general commercial and professional uses.

2. PERMITTED USES

- A. General retail businesses, this includes but is not limited to: grocery stores, department stores, hardware stores, thrift stores, pharmacies, and rental businesses.
- B. Personal Service businesses, this includes but is not limited to: appliance and electronic repairs, tailor shops, barber shops, beauty salons and spas, self-service laundries, dry cleaning facilities, and other similar non-automotive businesses.
- C. Financial, Accounting, and Insurance Businesses; This does not include Payday Loan & Check Cashing Establishments.
- D. Health Professional Businesses; including vision, dental, mental health, general, laboratory, urgent care, and specialty practices.
- E. Drafting, Stenographic, Architectural, and Mass Media Production Businesses
- F. Administrative Offices
- G. Government and Institutional Uses
- H. Professional Artist Studios
- I. Restaurants without drive-thru service, provided that the sale of alcoholic beverages shall not exceed 50% of the gross food and beverage sales.
- J. Automotive Service Establishments such as Car washes, instant oil change establishments and tire service centers.
- K. Seasonal Plant & Food Stands
- L. Funeral Parlors and Mortuaries
- M. Private, for Profit Schools.
- N. Micro-breweries and Wineries.
- O. Accessory uses and accessory structures customarily incidental and subordinate to any of the above permitted uses.

3. SPECIAL LAND USES

- A. Veterinary Clinics & Offices with the following conditions:
 1. No outdoor kennels or animal storage areas.
 2. The use is at least 200 feet from any residential use.
- B. Adult Entertainment Businesses

- C. Licensed Child Care Centers with the following condition:
 1. All outdoor play areas shall be fenced to a height of no less than 4 feet.
- D. Apartments & Multi-Family Residences with the following conditions:
 1. Must be located on the second floor or above.
 2. The ground floor use must either be a permitted or approved special land use, or as a garage.
 3. In the event that it is a ground floor garage use, garage doors which face a street must have at least one row of windows.
 4. A minimum of two different types of finish materials (i.e. wood, vinyl, stone, brick..) are required for the exterior finish on all sides of the structure.
- E. Mini-Warehouse Storage Units with the following conditions:
 1. Vegetative screening shall be required to a height of at least 4 feet at the time of planting in order to screen the storage units from view of all public right-of-ways.
 2. A maximum of 1 Storage Pod or Shipping Containers may be stored on site for every full acre of parcel size. Such Storage Pods or Shipping Containers shall be screened by at least one of the following on at least three sides, including all sides facing a public right-of-way; structure(s), privacy fencing, or landscaping. All such screening shall be approved by the Planning Commission.
- F. Nursing Homes & Assisted Living Facilities
- G. Houses of Worship
- H. Theaters, Halls, and Private Clubs
- I. Pawn Shops.
- J. Indoor Recreation Facilities
- K. Gas Stations & Convenience Centers
- L. Tattoo & Body Piercing Studios provided such is not located within 1,000 feet of an adult entertainment activity, or within 500 feet of any licensed child care facility.
- M. Hotels & Motels
- N. Bars & Taverns provided such is not located within 1,000 feet of an adult entertainment activity, or within 500 feet of any licensed child care facility.
- O. Single-Family & Multi-Family Dwellings (Apartments, Condos..) provided such is only located on the 2nd floor and above of structures with a ground floor business use. Development requirements shall comply with the requirements of section 1238.09(11-B).
- P. Vehicle, Boat, RV, and/or trailer sales or Storage with the following conditions:
 1. No display or storage area shall occur in any yard or parking area facing a public right-of-way unless such is screened by at least one of the following; structure(s), privacy fencing, or landscaping.
 2. Exterior speakers and PA systems are prohibited.
 3. A maximum of 1 Storage Pod or Shipping Containers may be stored on site for every full acre of parcel size. Such Storage Pods or Shipping

Containers shall be screened by at least one of the following on at least three sides, including all sides facing a public right-of-way; structure(s), privacy fencing, or landscaping. All such screening shall be approved by the Planning Commission.

- Q. Restaurants with drive-thru service.
- R. Greenhouses, nurseries, and Landscaping Supply
- S. Machinery and Heavy Equipment Sales
- T. Payday Loan & Check Cashing Services.
- U. Any use with hours of operation beginning before 7 AM, or ending after 10 PM.

4. MINIMUM PARCEL SIZES & SETBACKS

- A. New parcels shall be at least 43,560 square feet (1 acre).
- B. New parcels shall have a minimum width of at least 150 feet at the front setback line.
- C. Setbacks shall be:
 - 1. Street yard: 15 feet
 - 2. Rear yard: 15 feet
 - 3. Single side yard: 5 feet
 - 4. Total side yards: 10 feet



1010 Clubhouse Drive
Lake Isabella, MI, 48893
989.644.8654
office@lakeisabellami.org
www.lakeisabellami.org

September 8, 2015
Planning Commission Meeting Agenda Memorandum

Agenda Item:	Existing Business #1
Submitted by:	Tim Wolff, Village Manager
Subject:	Residential Development Requirements

Discussion

At last month's meeting we reviewed incorporating the proposed development standards into the Smart Code format for our residential districts. After working on it I have opted to present the final version in a more traditional document. When it came to the formatting of the Smart Code it proved to be a much more demanding task as the formatting includes accessory structures and other items that are regulated by other sections of the zoning code.

What I have done is taken most of the existing wording in Section 1212.13 and brought that into an updated version of that section including the development standards discussed at last month's meeting.

One area that I have not addressed was what has been discussed regarding porches, dormers, and other design elements. I would like to get direction from the Planning Commission on those items before moving forward with this document.

Current areas transferred to new draft

Current areas NOT transferred to new draft

1212.13 DETACHED SINGLE-FAMILY DWELLINGS

All single-family dwelling units located outside of a state licensed mobile home park shall comply with the following conditions:

(1) Minimum building dimensions shall be determined as follows:

- (a) Habitable Floor Space: Habitable Floor Space shall be computed using the area on all stories enclosed by the structure's foundation, as measured from the foundation's exterior edges that satisfies the definition requirements of this zoning code; excluding those foundation areas required by porches, breezeways, attached garages, and the like. Area for manufactured housing units shall be computed using the manufacturer's length and width designations for that unit.
- (b) Average Dwelling Length: Average dwelling length shall be the average measured distance from the exterior edges of a structural foundation; excluding those foundation areas required by porches, breezeways, attached garages, and the like. Average dwelling length for manufactured housing units shall be the unit's longest measurement as designated by the manufacturer.
- (c) Average Dwelling Width: Average dwelling width shall be defined as the dwelling area divided by the average dwelling length. The minimum average dwelling width for any dwelling unit or single-family dwelling shall be no less than twenty feet (20').
- (d) Dwelling Proportion "Width to Length Ratio": Dwelling proportion shall be a number computed as average dwelling length divided by average dwelling width. This dwelling proportion must not exceed the value established for the zoning district in which the dwelling unit is located.
- (e) **Minimum dwelling areas and maximum dwelling proportions are as follows:**

ZONING DISTRICT	MINIMUM DWELLING AREA ALL FLOORS (SQUARE FEET)	MINIMUM GROUND FLOOR DWELLING AREA:	MAXIMUM DWELLING PROPORTION "WIDTH TO LENGTH RATIO"
A-1	1,200	1,000	1:2
LR-2	1,000	600	1:4
LR-1, LR-3, & All other districts where detached single-family dwellings are permitted	1,400	1,000	1:2

- (2) All wheels, towing mechanisms, and tongues of mobile homes shall be removed and none of the undercarriage shall be visible from outside the mobile home.
- (4) Exterior building materials of all dwelling units shall extend to the foundation on all sides.
- (5) All structures outside of a state licensed mobile home park greater than 200 square feet in ground coverage shall be firmly attached to a foundation so as to be water tight as required by the construction code adopted by the appropriate enforcement authority.
- (6) All dwellings shall be connected to a public sewer system and water supply system and/or a well or septic system approved by the local Health Department. At no point may any part of the foundation of a primary or accessory structure be closer than 10 feet to the nearest point on any septic tank or field.
- (7) All dwellings shall be provided with adequate steps or porch areas, which may be permanently attached to the foundation where there exists an elevation differential of more than one foot between any door and the surrounding grade. All dwellings shall be provided with at a minimum of two points of ingress and egress. The orientation of the dwelling's front entrance-way shall be similar to the orientation of homes in the neighborhood in which it is located.
- (8) All additions to dwellings shall meet all of the requirements of this ordinance including the required width to length ratio.
- (9) Attached garages are required for all new single-family dwellings and are regulated as follows:
 - A. Attached garages on new detached single family dwellings shall not extend further towards a public or private right-of-way or access easement into the streetside yard than the habitable area of the primary structure, unless:
 - 1. The parcel is a waterfront parcel, or;
 - 2. The size of the parcel is equal to or greater than 1 acre, or;
 - 3. The detached single-family dwelling has a covered, but not enclosed, front porch. In such cases the garage may extend further towards the right-of-way or access easement by up to half depth of the covered porch.
 - B. For waterfront parcels with attached garages nearer a public right-of-way than the habitable area of the primary structure should have vehicular access generally parallel to the right-of-way. Windows and landscaping to minimize the appearance of the garage are required.
 - C. For attached garages on waterfront parcels which do not feature a generally parallel vehicle access, the garage door shall feature at least one row of frosted or transparent windows as shown on the adjacent illustration, and if the area above the vehicular entry is a gable or gambrel end a louver vent shall be incorporated into the façade.



- D. Attached garages larger than what is required in any zoning district may be permitted when either of the following requirements are met:
 - 1. The footprint of the attached garage is equal to, or less than, 1,008 square feet.
 - 2. For detached single-family dwellings located on parcels which are equal to or greater than 1 acre in size an attached garage in excess of 1,000 square feet may be permitted if the footprint of the attached garage is equal to, or less than, 60% of the ground floor habitable space of the detached single-family dwelling.
 - E. The highest point on the roof over the attached garage may at no point be higher than the highest point on the roof over the rest of the structure.
 - F. All exterior lighting shall be directed downward to reduce light pollution.
 - G. Single-family dwellings in existence or permitted at the date of adoption of this zoning code which lack an attached garage are allowed to remain and be expanded without the construction of an attached garage.
 - H. Detached single-family dwellings located in either the Lake Residential-1 (LR-1) or Lake Residential-2 (LR-2) district which were permitted or built prior to 2008 may convert an attached garage of 500 square feet or less into habitable floor space without being required to replace the attached garage space with either an attached or detached garage.
- (10) In the event that a dwelling is a mobile home, located within or outside of a licensed mobile home park, it shall be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage, or chassis.
- (11) **It shall comply with all pertinent building, zoning, rental property, and fire codes.**
- (12) The use of any basement as a dwelling is prohibited. Any dwelling without a full floor above grade level shall be considered a basement dwelling.

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893
989-644-8654

ORDINANCE 2015 – 12 *SINGLE-FAMILY DWELLING DEVELOPMENT REGULATIONS*

The Village of Lake Isabella hereby ordains:

SECTION 1 PURPOSE

The purpose of this Ordinance is to amend the text zoning code of the Village of Lake Isabella. These amendments impact the regulations governing the development and use of detached single-family dwellings. The changes are being made based upon the guidance of the Village’s adopted Master Plan and also to bring the regulations contained in the zoning code into line with the current demands of the local real estate market.

SECTION 2 CHAPTER 1212.13 AMENDED

Chapter 1212.13 of the codified ordinances of the Village of Lake Isabella is hereby amended to read as follows:

1212.13 DETACHED SINGLE-FAMILY DWELLINGS

All detached single-family dwellings located outside of a state licensed mobile home park shall comply with the following requirements and conditions:

1. The development of detached single-family dwellings shall comply with the following schedule of size and proportion:

Zoning District(s)	Minimum Dwelling Area (All Floors)	Minimum Ground Floor Dwelling Area	Maximum Width to Length Ratio	Required Attached Garage Size
LR-1				
Waterfront	1,400	1,000	1:2.5	1
Back-lot	1,200	1,000	1:2.5	1
Single T-Lot	840	840	1:2.5	2
Ag.	1,000	1,000	1:2.5	2
Airport Res.	1,000	800	1:2.5	2
LR-2	800	800	1:4	3
LR-3	1,200	1,000	1:2.5	1

WCBD	1,000	1,000	1:2.5	2
Com.	1,000	1,000	1:2.5	2

Required Garage Sizes:

1. 35% of the ground floor living space, up to a maximum “minimum size” of 484 ft².
2. 30% of the ground floor living space, up to a maximum “minimum size” of 288 ft².
3. 35% of the ground floor living space, up to a maximum “minimum size” of 288 ft²; or, a detached garage of at least 484 ft².
2. All detached single-family dwellings shall have a minimum width across any front, rear, or side elevation of no less than 20 feet. Breezeways, porches, decks, and other appurtenances shall not be considered part of the 20 feet minimum requirement.
3. All wheels, towing mechanisms, and tongues of mobile homes shall be removed, and none of the undercarriage shall be visible from the exterior of the mobile home.
4. Manufactured housing shall comply with all regulations normally required for site-built dwellings in the zoning district in which it is located. All manufactured homes must meet the standards for manufactured home construction contained in the HUD regulations entitled “Manufactured Home Construction and Safety Standards,” effective June 15, 1976, as amended.
5. All single-family dwelling structures shall be placed on a permanent foundation to form a complete enclosure under the exterior walls. The foundation shall be constructed in accordance with the adopted building code of the Village of Lake Isabella. Manufactured housing shall be securely anchored to its foundation in order to prevent displacement during windstorms.
6. All dwellings shall be connected to a public sewer system and water supply system and/or a well or septic system approved by the local Health Department. At no point may any part of the foundation of a primary or accessory structure be closer than 10 feet to the nearest point on any septic tank or field.
7. All dwellings shall be provided with adequate steps or porch areas, which may be permanently attached to the foundation where there exists an elevation differential of more than one foot between any door and the surrounding grade. All dwellings shall be provided with at a minimum of two points of ingress and egress. The orientation of the dwelling's front entrance-way shall be similar to the orientation of homes in the neighborhood in which it is located.
8. All additions to dwellings shall meet all of the requirements of this ordinance including the required width to length ratio.
9. The use of any basement as a dwelling is prohibited. Any dwelling without a full floor above grade level shall be considered a basement dwelling.

10. Attached garages are required for all new single-family dwellings and shall comply with the following requirements:
 - A. Attached garages larger than what is required in any zoning district may be permitted when either of the following requirements are met:
 1. The footprint of the attached garage is equal to, or less than, 1,008 square feet.
 2. For detached single-family dwellings located on parcels which are equal to or greater than 1 acre in size an attached garage in excess of 1,008 square feet may be permitted if the footprint of the attached garage is equal to, or less than, 60% of the ground floor habitable space of the detached single-family dwelling.
 - B. The highest point on the roof over the attached garage may at no point be higher than the highest point on the roof over the rest of the structure.
 - C. All exterior lighting shall be directed downward to reduce light pollution.
 - D. Single-family dwellings in existence or permitted at the date of adoption of this zoning code which lack an attached garage are allowed to remain and be expanded without the construction of an attached garage.
 - E. Detached single-family dwellings located in either the Lake Residential-1 (LR-1) or Lake Residential-2 (LR-2) district which were permitted or built prior to 2008 may convert an attached garage of 484 square feet or less into habitable floor space without being required to replace the attached garage space with either an attached or detached garage.
11. The required minimum dimensions shall be determined as follows:
 - A. Dwelling Area: shall be computed using the area on all stories enclosed by the structure's foundation and walls, as measured from the exterior edges; excluding those foundation and walls areas required by porches, breezeways, attached garages, and the like. Area for manufactured housing units shall be computed using the manufacturer's length and width designations for that unit.
 - B. Average Dwelling Length: shall be the average measured distance from the exterior edges of a structural foundation; excluding those foundation areas required by porches, breezeways, attached garages, and the like.
 - C. Average Dwelling Width: shall be defined as the dwelling area divided by the average dwelling length.
 - D. Dwelling Proportion "Width to Length Ratio": Dwelling proportion shall be a number computed as average dwelling length divided by average dwelling width. This dwelling proportion must not exceed the value established for the zoning district in which the dwelling unit is located.
12. The development of detached single-family homes shall conform to the district regulations contained in the zoning code, and all applicable overlay districts.
13. All new detached single-family dwellings built after the effective date of this ordinance

shall have at least one window on all facades.

SECTION 3 SECTIONS DELETED

The following sections of the zoning code are hereby deleted:

- 1234.07
- 1236.07
- 1240.07

SECTION 4 SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or portion of this Ordinance is found for any reason to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5 ORDINANCES REPEALED

All ordinances and/or parts of ordinances inconsistent with this Ordinance are hereby repealed

SECTION 6 EFFECTIVE DATE

This Ordinance shall take effect and be in force upon the expiration of 7 days of the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella. This Ordinance and attached document shall be codified, edited for typos and grammatical errors, and enumerated in accordance with the codification procedure of the Village of Lake Isabella.

###

We, the undersigned, President and Clerk of the Village of Lake Isabella, Isabella County, State of Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance # 2015-12 “**SINGLE-FAMILY DWELLING DEVELOPMENT REGULATIONS**” of the Village of Lake Isabella was adopted in the following manner with at least seven days elapsing between the publication of the public hearing for the Ordinance and the enactment by the Village Council at regular or special meeting of the Lake Isabella Council, offered by councilmember _____, and seconded by councilmember _____. Originally introduced by councilmember _____.

Planning Commission Introduction	September 8, 2015
Planning Commission Public Hearing	
Planning Commission Recommendation →	
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

The vote on this Ordinance was taken by roll-call with the “yeas” and “nays” recorded as such.

YEAS: _____
 NAYS: _____
 ABSTAIN: _____
 ABSENT: _____

Dated at Lake Isabella, Michigan, this _____ day of _____, 2015.

 Village Council President
 Dave Torgerson

 Village Clerk
 Jeffrey P. Grey



1010 Clubhouse Drive
Lake Isabella, MI, 48893
989.644.8654
office@lakeisabellami.org
www.lakeisabellami.org

September 8, 2015
Planning Commission Meeting Memorandum

Agenda Item:	New Business # 1
Submitted by:	Tim Wolff, Village Manager
Subject:	Monthly Meeting Date

Discussion

Many years ago the Village of Lake Isabella established the following schedule for meetings:

- 1st Tuesday Village Council
- 2nd Monday Zoning Board of Appeals
- 2nd Tuesday Planning Commission
- 3rd Tuesday Village Council

Since then, the Zoning Board of Appeals has moved to the 4th Tuesday of the month. The Village Council also now only meets once a month, so the 1st Tuesday is an open date on our calendar.

In terms of scheduling, moving the Planning Commission meeting from the 2nd Tuesday to the 1st Tuesday would benefit the office. The week before a meeting is spent finalizing the agenda for the meeting. With having the Planning Commission meeting the week before the Council meeting it makes for a pretty packed week. Moving the Planning Commission the 1st Tuesday would be worth trying in my opinion as it would create more of a natural week-on, week-off system. With that, I would like to inquire with the Planning Commission about your desire and ability to try this and see how it works.