



Village of Lake Isabella

PLANNING COMMISSION REGULAR MEETING AGENDA JUNE 9, 2026 7:00 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS:

Amy Ervin, Chair
Joe Lahti

Mike Simon, Vice-Chair
Leo Wickert

Farzard Tafreshi, Secretary
Jeff Grey
Jason Benzinger

III. AGENDA APPROVAL

(CAN BE APPROVED WITHOUT OBJECTION)

IV. APPROVAL OF MINUTES

(NEED A MOTION TO APPROVE)

V. REPORTS & PRESENTATIONS

1. Chairperson
2. Village Manager
3. Village Council

VI. PUBLIC HEARING(s):

VII. PUBLIC COMMENT

VIII. EXISTING BUSINESS:

1. Proposed Ordinance 2026-03 – Park Entrance Adjacent Lots
RESET DATE FOR PUBLIC HEARING
2. Data Center Ordinance 2026-04
(NEED TO SCHEDULE PUBLIC HEARING FOR JUNE MEETING)

IX. NEW BUSINESS:

1. Housing Discussion
(REVIEW AND DISCUSSION ONLY)

XI. PUBLIC COMMENTS

XII. MEMBER COMMENTS

XIII. ANNOUNCEMENTS

XIV. ADJOURNMENT



Village of Lake Isabella

Planning Commission February 10, 2026 Regular Meeting Minutes

Planning Commission Chairperson Ervin called the meeting to order at 7 p.m. The Pledge of Allegiance was recited by those present.

Members Present: Benzinger, Grey, Simon, Tafreshi, & Ervin

Members Excused: Lahti & Wickert

Agenda Approval:

Grey made a motion, seconded by Tafreshi, to approve the agenda as presented. VOICE VOTE: MOTION CARRIED 5-0-0.

Election of Officers:

Grey made a motion, seconded by Benzinger, to retain the current slate of officers for 2026: Chairperson Ervin, Vice-Chair Simon, Secretary Tafreshi, and ZBA Representative Grey. VOICE VOTE: MOTION CARRIED 5-0-0.

Approval of Minutes:

Grey made a motion, seconded by Benzinger, to approve the minutes from the December 9, 2025, meeting. VOICE VOTE: MOTION CARRIED 5-0-0.

Chairperson's Report: None

Village Manager Report:

Wolff discussed the events of the previous Village Council meetings. He shared that the Council is working on gathering information to craft a ballot proposal to fund public safety services. The Council's target is this November's election. The plan at this point is to present the community with several different options and gather feedback in May, June, and July. This will allow the Council to submit ballot language based on the feedback for November's election.

He also shared that four seats on the Council will be on the ballot this year, and that Councilmember Peavey has publicly stated he is not planning to seek re-election.

He reported that there has been no zoning permit activity so far this calendar year.

Public Hearings: None

Public Comments: None

Existing Business:

1. **Draft 1: Park Entrance Adjacent Lots Ordinance:**

The Planning Commission reviewed the draft from the meeting packet.

Grey shared his concerns over people using the park entrance area as if it were their own property. Benzinger shared his view that how the strip is managed is between the lot owner and the LIPOA.

Wolff suggested including a clause on the deed combination for the lot owner to acknowledge that they have no ownership of the strip, and that the LIPOA retains full and complete control over it.

A Public Hearing was scheduled for the next regular meeting.

New Business:

1. **Data Center Ordinance Discussion:**

The Planning Commission discussed updating the zoning ordinance to ensure data centers are subject to appropriate regulations and requirements. It was noted that, given the community's proximity to the Wolverine Power Company Transmission lines, there is a small possibility that our area could be considered for this type of use.

The Planning Commission endorsed having staff prepare a draft for review at its April meeting.

2. **Annual Planning & Zoning Report:**

The Planning Commission reviewed the draft 2025 Planning & Zoning Annual Report. The report's new elements detailing housing activity were reviewed and discussed.

The Planning Commission discussed the need to include progress towards developing a plan for new single-family housing on some of the Village-owned lots in Lake Isabella North.

There was also discussion about the need to revisit required dwelling sizes, garage requirements, and the definition of attached to allow for breezeways. The Planning Commission expressed its desire to include the housing discussion as part of its April meeting agenda. With those additions, the report was submitted to the Village Council.

Public Comments: None

Member Comments: None

Adjournment:

With no additional business, the meeting was adjourned at 8:04 p.m.

_____ Carol Shannon, Village Clerk

**Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893**

**Village Council
March 10, 2026
Special Meeting Minutes**

At 10:00 a.m., Village President Torgerson called the meeting to order. The Pledge of Allegiance was recited by those in attendance.

Members Present: Lahti, Laraway, Peavey, Shannon, & Torgerson

Members Excused: Barringer & Cueny

Public Comments: None

Business Items:

1. **Acceptance of Village Manager Resignation & Separation Agreement:**

The Village Council was presented with a proposed separation agreement for Village Manager Timothy Wolff. Mr. Wolff informed the Council that he has accepted a position in the private sector and had previously submitted a formal letter of resignation to the Village President in late February. The proposed agreement formalizes the terms of his departure and establishes March 27, 2026, as the effective date of termination of employment with the Village.

The Council discussed the structure of the Village's health insurance payments and how to address them during the month following Wolff's departure, as he has requested that those benefits remain for the month of April. It was noted that employees contribute 20 percent of the premium cost through pre-tax payroll withholding, with the Village paying the remaining 80 percent, and that the separation agreement should state that the 80% cost is covered by the employee.

The Council discussed several items related to how payroll and time-off benefits are credited and administered. Councilmembers Torgerson and Shannon contributed to the discussion by sharing their experiences with employment policies at previous public sector positions.

Councilmember Peavey also stated that, in his view, vacation time should accrue incrementally each pay period based on hours worked, rather than being granted in a lump sum on an annual basis. In addition, he suggested that the Village consider transitioning to an automated payroll and timekeeping system to replace the current manual process, noting that such systems are commonly utilized in the private sector and may improve administrative efficiency.

Following the discussion, Laraway moved to approve the proposed separation agreement with the Village Manager, including a provision that the Village Manager will cover the Village's 80 percent employer contribution toward his health insurance premium for the month of April. The motion was seconded by Lahti. ROLL CALL VOTE:

Yeas: Lahti, Laraway, Shannon, & Torgerson

Nays: Peavey

Motion Carried 4-1-0.

2. Designation of Interim Village Manager:

Torgerson discussed the planning that has been done in preparation for filling the Village Manager role. He discussed having Deputy Manager Manley complete her bachelor's degree, her involvement in the MML, and her completion of the Certified Zoning Administrator through MSU Extension.

Shannon and Laraway voiced support for Manley being selected for the Interim Village Manager role.

Staffing was discussed, Wolff suggested that it may be worth exploring moving to two full-time DPW employees and two part-time employees in the office, in addition to the Village Manager. Shannon voiced her concern that such an arrangement could limit the hours the Village Hall is open to the public.

Torgerson made a motion, seconded by Shannon, to appoint Jessica Manley as Interim Village Manager, effective Saturday, March 28, 2026, and to have the Finance Committee convene to consider an employment agreement for her new role. ROLL CALL VOTE:

Yeas: Lahti, Laraway, Peavey, Shannon, & Torgerson

Nays: None

Motion Carried 5-0-0.

3. March 2026 Regular Village Council Meeting Date:

Without objection, the Regular Village Council scheduled for Tuesday, March 17th at 7 p.m. was rescheduled to Tuesday, March 24th at 7 p.m.

4. 2026 Fireworks Budget:

The Village Council discussed the budget for the 2026 fireworks show slated for Saturday, July 4th, at dusk. The Council determined to set this year's budget amount at \$15,000, matching the amount for the 2025 show.

Torgerson shared his concern that, due to development along Fairway Drive, each year could be the last time the Village can safely use the dam.

Shannon stated that she understands the concern and explained that, in the event the Village needs to find a different location or discontinue the show in the coming years, the community should be informed well in advance.

Public Comments: None

Council Comments: None

Adjournment:

With no further business, the meeting was adjourned at 10:49 a.m.

Approved: March 24, 2026

Carol Shannon

Carol Shannon, Village Clerk

Dave Torgerson

David K. Torgerson, Village President

**Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893**

**Village Council
March 24, 2026
Regular Meeting Minutes**

At 7:00 p.m., at the request of Village President Torgerson, Elliot Barringer called the meeting to order. The Pledge of Allegiance was recited by those in attendance.

Members Present: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

Members Excused: Cueny

Meeting Agenda:

The meeting agenda was accepted without objection or modification.

Consent Agenda:

Peavey made a motion, which was seconded by Laraway, to approve the Consent Agenda as presented. ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

Village President's Report:

Village President Torgerson thanked Village Manager Wolff for his years of service to the Village. He discussed the impact his service has had on the community and highlighted some of the many accomplishments achieved during his tenure.

Village Manager's Report:

Wolff summarized his written report from the meeting packet. He discussed permit activity and highlighted the first permit to swap out an existing single-wide mobile home. He discussed the thought process behind creating that exception in the zoning code. He also discussed that, per the Council's direction, the Mount Pleasant Police Department is conducting an increase in traffic stops.

Wolff also discussed a proposal received from Isabella County detailing a 50/50 cost split for hiring a new deputy, with their time split equally between the Village and County.

He updated the Council on contacting vendors for automating the Village's payroll and timekeeping functions.

He also discussed several zoning code items that the Planning Commission will be considering at its April meeting. These include the following items:

- Reduced minimum dwelling size for non-waterfront homes in LR-1 (and related district standards).
- Elimination of minimum ground floor dwelling sizes and softening the width-to-length standard in certain districts.
- No longer requiring two lots to develop a detached garage in an accessory role to a dwelling.
- Allowing LR-1 new homes to have either an attached or detached garage.

- Altering what is considered “attached” to allow for a breezeway of less than 10 feet that shares a common roof with the dwelling to be attached.

Cityhood Next Steps:

Wolff discussed the next steps in the Cityhood process. He reported that the immediate goal is to obtain at least 100 valid signatures from qualified electors, while also building a cushion above that minimum in case any signatures are later found to be invalid or incomplete. He stressed that anyone circulating petitions should have access to a clear copy of the map and boundary description, and those documents should also be available at the Village office or other designated locations for public review.

He also suggested that when speaking with residents, petition circulators should be prepared to explain that the petition is not the final act of incorporation but rather the formal step that allows the proposal to proceed to review. He discussed tips and suggestions for handling the signature collection process and reviewed two informational flyers created to provide information about it.

Public Comments: None

Public Hearings: None

Existing Business:

1. 2026 Fireworks Contract & Permit Approvals:

Laraway made a motion, seconded by Barringer, to approve a contract with Small Town Saturday Night Fireworks, in the amount of \$15,000, and approve the State of Michigan permit authorizing a fireworks show on Saturday, July 4, 2026.

Torgerson shared his concern that, with the new development along Fairway Drive, the ability to safely conduct the show is becoming increasingly challenging. He stated that the Village should not be shy about sharing these concerns with the community. Lahti stated it would be important that if it is no longer safe for the Village to use the current location, and an alternative location is not found, the community knows the reason why future shows were discontinued.

ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

2. Interim Village Manager Employment Agreement:

Torgerson stated that the Finance Committee met with Deputy Manager Jessica Manley to discuss an employment agreement for her to take the title of Interim Village Manager. He turned the discussion over to Finance Committee Chairperson Laraway.

Laraway summarized the meeting with Manley, in which a representative from the PIVOT Group provided insights on the landscape of local government executive searches via Zoom.

Laraway discussed the succession planning that began several years ago to prepare Manley to move up to the Village Manager's position when Wolff departed the organization.

Peavey stated that he has full faith in Manley to do the job and that the interim period is for both sides to become comfortable with each other before entering into a longer-term agreement. He brought forward his concerns about the proposed agreement, specifically the severance clause. He stated that "just cause" is very difficult to prove and that the agreement's nine-month clause is close to \$75,000.

Laraway stated that the salary range is below the market rate and that, given Manley's years of experience in municipal government, she could entertain more lucrative offers.

Peavey stated that market size matters, and the Village should not seek to be competitive in compensation with larger communities. He again shared his concern that if the relationship becomes a train wreck, what the cost of ending it could be. He stated that three of his employees told him they would apply for the position if it were posted based on what was being offered in the agreement.

Torgerson discussed how essential Manley's institutional knowledge is for the organization. He also discussed that this approach, providing an eighteen-month agreement and avoiding a search, produces a cost saving that is roughly equal to the investment the Village made to help her complete her bachelor's degree.

Shannon stressed that the community deserves a professional in the role of Village Manager, discussed her experience as a public-sector administrator, and noted that a contract with a severance clause is customary.

Shannon made a motion, seconded by Laraway, to approve the Interim Village Manager Agreement, as recommended by the Finance Committee, for an eighteen month term, beginning on March 28, 2026, including the compensation and benefit structure outlined therein, with the base salary and compensation to take effect immediately upon commencement of duties, and subject to final review by the Village Attorney. With authorization for the Village President and Village Clerk to execute the agreement upon completion of that review, provided that any substantive changes to compensation, benefits, or term shall be brought back before the Village Council for approval.

ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Shannon, & Torgerson

NAYS: Peavey

Motion Carried 5-1-0.

New Business:

1. Resolution 2026-01, 2026-02, & 2026-03:

Peavey made a motion, seconded by Laraway, to adopt the following Resolutions. It was noted that, for Resolution 2026-02, the Village Council is also approving the transfer of the authorization for all Village credit cards, as the primary account holder, from Timothy Wolff to Jessica Manley, with the authority to maintain all current credit card accounts and limits held by the Village:

- Resolution 2026-01, Designation of Street Administrator
- Resolution 2026-02, Village Authorized Signers
- Resolution 2026-03, West Michigan Health Insurance Pool Trustee

ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

2. Resolution 2026-04:

Laraway made a motion, seconded by Lahti, to adopt Resolution 2026-04, which is the first of two resolutions annually required to be adopted to renew the Fire Protection Special Assessment District in the Broomfield Township side of the Village.

Barringer asked if the Village could adopt a longer renewal than just 1 year. Wolff explained that each year, it is required as the amount changes annually based on the cumulative taxable value of that side of the community.

ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

3. Resolution 2026-05:

Torgerson made a motion, seconded by Shannon, to adopt Resolution 2026-05, which expresses the Village of Lake Isabella's opposition to the current package of proposed state housing legislation, including House Bills 5529, 5530, 5581, 5583, 5584, and 5585. The resolution states that while the Village supports responsible housing growth and development, these bills would significantly weaken local zoning authority and impose one-size-fits-all land-use standards that do not reflect the Village's character, infrastructure, or long-term planning goals. The resolution further directs Village staff to communicate this opposition to the Village's legislative representatives and to work with the Michigan Municipal League and other advocacy organizations to preserve local control over zoning and land use decisions.

ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

4. Resolution 2026-06:

Barringer made a motion, seconded by Lahti, to adopt Resolution 2026-06, which declares the Village Council's consideration to create a Brownfield Redevelopment Authority under Act 381 of 1996, as amended, based on findings that environmentally distressed, functionally obsolete, and blighted properties can hinder revitalization and new residential development within the Village. The resolution also sets a public hearing for May 19, 2026, and directs the Clerk to publish and post notice of that hearing as required by statute.

ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

5. Resolution 2026-07:

Barringer made a motion, seconded by Laraway, to adopt Resolution 2026-07, which signifies the Village's support for the creation of a Land Bank Authority in Isabella County. The resolution recognizes that vacant, abandoned, tax-reverted, and underutilized properties can contribute to blight, reduce property values, and hinder economic development, and it states that a countywide land bank could help return such properties to productive use, support attainable housing, and strengthen the local tax base. It also authorizes Village staff to communicate the Village's support to Isabella County officials and to coordinate with the City of Mount Pleasant and other local partners to help build regional support for land bank formation.

ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 6-0-0.

6. Seasonal Weight Restriction Ordinance:

A proposed ordinance that would add a new section to the Codified Ordinances, which would seasonally adopt, by reference, weight restrictions on the Village streets to match the schedule annually posted by the Isabella County Road Commission, was introduced by Peavey, and a public hearing was scheduled for the April 21st meeting.

Public Comments:

- Jeff Grey discussed his friendship with Manager Wolff and thanked him for his years of service to the organization and community.

Council Comments: None

Adjournment:

With no further business, the meeting was adjourned at 8:29 p.m.

Approved: _____

Carol Shannon, Village Clerk

David K. Torgerson, Village President

**Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893**

**Village Council
March 31, 2026
Special Meeting Minutes**

At 10:00 a.m., Village President Torgerson called the meeting to order. The Pledge of Allegiance was recited by those in attendance.

Members Present: Lahti, Laraway, Barringer, Shannon, & Torgerson

Members Excused: Peavey & Cueny

Public Comments:

None

Business Items:

1. Final Approval of Interim Village Manager Agreement:

President Torgerson explained the business before the Council and provided a detailed timeline outlining the Council's process regarding the Interim Village Manager search.

He then reviewed, point by point, the recommended revisions provided by the Village Attorney to the Interim Village Manager Employment Agreement. No comments were made during the review until the discussion of Point 5.

Council Member Barringer discussed point 5, which references Sections 10 and 14, which relate to severance provisions and the terms governing reversion of the position in the agreement. She stated that the revisions were in the Village's favor and that clearly defining the clauses was beneficial to the Village. She expressed that the revisions provided additional protection for the Village and saw no reason the agreement should not be approved. She further noted that, in addition to protecting the Village, there should also be appropriate protections for the Village Manager position.

President Torgerson continued and completed the review of the remaining recommended revisions.

A motion was made by Shannon, seconded by Laraway, to amend the motion to approve the Interim Village Manager Employment Agreement by using the Village Attorney's format with their recommended revisions, with all other terms of the original motion remaining unchanged.

ROLL CALL VOTE:

Yeas: Lahti, Laraway, Shannon, Barringer, & Torgerson

Nays: None

Motion Carried 5-0-0.

Public Comments:

None

Council Comments:

None

Announcements:

The next regular scheduled Village Council Meeting is April 21, 2026 at 7pm.

Adjournment:

With no further business, the meeting was adjourned at 10:13 a.m.

Approved: _____

Carol Shannon, Village Clerk

David K. Torgerson, Village President

**Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893**

**Village Council
April 21, 2026
Regular Meeting Minutes**

At 7:00 p.m., Village President Torgerson called the meeting to order. The Pledge of Allegiance was recited by those in attendance.

Members Present: Barringer, Lahti, Laraway, Shannon, & Torgerson

Members Excused: Cueny, Peavey

Meeting Agenda:

The meeting agenda was accepted without objection or modification.

Consent Agenda:

Lahti made a motion, which was seconded by Barringer, to approve the Consent Agenda as presented. ROLL CALL VOTE:

YEAS: Barringer, Lahti, Laraway, Shannon, & Torgerson

NAYS: None

Motion Carried 5-0-0.

Village President's Report:

Village President Torgerson

Village Manager's Report:

Manley summarized her written report from the meeting packet. She discussed permit activity and highlighted that the building season has begun with four new homes coming in since last month. She also noted that, per the Council's direction, the Mount Pleasant Police Department is still conducting more traffic stops. She also discussed staffing updates, committee appointments, and upcoming public hearings.

Public Hearings:

1. **Proposed Ordinance 2026-02 Village Frost Law:**

Torgerson opened the public hearing at 7:10 p.m.

Public Comments: None

Torgerson closed the public hearing at 7:11 p.m.

Laraway made a motion, seconded by Lahti, to adopt Ordinance 2026-02, which formally adopts frost laws that strengthen the Village's position in the event of future enforcement issues, disputes, or challenges involving overweight vehicles using village streets during restricted periods. The ordinance provides clearer local authority, improves legal defensibility, and better supports enforcement when necessary.

ROLL CALL VOTE:

YEAS: Lahti, Barringer, Laraway, Shannon, & Torgerson

NAYS: None

Motion Carried 5-0-0

Public Comments:

Jeff Grey – Pequena Dr – Grey wanted to commend the Village Manager for the clear and professional information shared on the Village’s Facebook page regarding cityhood. Many residents have expressed appreciation for how well the details were communicated. He also provided an update on the corner property at Coldwater and Drew, noting that the matter is currently being handled by the county and has been referred to the County Prosecutor’s Office.

Existing Business:

1. Cityhood Update:

Manley provided a brief update on the incorporation petition process, noting that the effort has moved into the active signature-gathering phase. Several council members reported having collected approximately 5–10 signatures each. Manley stated that the Village office currently has about 5 signatures on file, and Jeff Grey reported having collected over 20 signatures to date. Council expressed a desire to continue moving forward with the current petition effort and not pursue alternative options at this time. A deadline of the May 19 meeting was established to obtain the required 100 valid signatures.

New Business:

1. Introduction of 2026-27 Budget & Capital Improvement Plan:

Manley introduced the proposed 2026-27 budget and Capital Improvement Plan. Both were referred to the Finance Committee for review. A public hearing was set for May 19, 2026 at 7pm.

2. 2026-2027 Nottawa Sherman Fire Contract:

Barringer made a motion, seconded by Laraway, to approve the proposed contract with the Nottawa-Sherman Townships Fire Department for coverage of Broomfield Township inside the Village of Lake Isabella.

ROLL CALL VOTE:

YEAS: Lahti, Barringer, Laraway, Shannon, & Torgerson

NAYS: None

Motion Carried 5-0-0

3. Finance Committee Meeting Date:

The finance committee must meet to go over the proposed budget. The finance committee set their next meeting date for May 5th at 9 am.

4. Public Safety Committee Meeting Date:

The public safety committee discussed dates and times to propose to the County Sheriff. They are looking at mornings between 8:30 am and 1 pm the week of May 11th.

Public Comments:

Jeff Grey – Pequena Dr – Stated that there is an election on May 5th for a school bond proposal. Sherman Twp. Residents will vote at the Sherman Township hall, and Broomfield residents will vote at the Wheatland Township hall.

Council Comments: None

Adjournment:

With no further business, the meeting was adjourned at 7:29 p.m.

Approved:

Carol Shannon, Village Clerk

David K. Torgerson, Village President

**Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893**

**Village Council
May 19, 2026
Regular Meeting Minutes**

At 7:00 p.m., Village President Torgerson called the meeting to order. The Pledge of Allegiance was recited by those in attendance.

Members Present: Barringer, Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

Members Excused: None

Meeting Agenda:

Council discussed reordering portions of the agenda, specifically moving the Wood Chipper discussion ahead of the budget approval item and correcting the order of the Sheriff and Mt. Pleasant Police contract discussions under New Business. The agenda was approved as amended.

Consent Agenda:

Barringer made a motion, seconded by Laraway, to approve the Consent Agenda as presented. Motion carried unanimously by voice vote.

YEAS: Barringer, Lahti, Laraway, Shannon, Cueny, Peavey, & Torgerson

NAYS: None

Motion Carried 7-0-0.

Village President's Report:

Village President Torgerson thanked the Public Safety Committee for their work with the Isabella County Sheriff's Office and noted that additional discussion regarding policing services would occur later in the meeting.

Village Manager's Report:

Interim Village Manager Manley summarized her written report included in the meeting packet. Discussion included updates regarding code enforcement activity, including progress made at 1023 Cordoba, permit activity, staffing updates, DPW hiring efforts, and the tire recycling grant opportunity that was missed for 2026. Manley also discussed meetings with the County Administrator regarding brownfield and land bank discussions, ongoing BS&A cloud implementation planning within Isabella County, legislative updates concerning several House Bills, and the upcoming Isabella County Treasurer vacancy. Additional updates included current fireworks donations totaling approximately \$2,005 and the announcement of the next Lake Committee meeting scheduled for May 21, 2026.

LIPOA Report:

Larry Russell, the LIPOA President, provided updates regarding dock expansion and availability, the recent garage sale, Fourth of July events, picnic planning, and upcoming board openings for the August election.

Public Hearings:

1. Proposed Brownfield Authority Creation – Resolution 2026-08:

Torgerson opened the public hearing at 7:15 p.m.

Manley explained that Resolution 2026-08 would establish the Village of Lake Isabella Brownfield Redevelopment Authority pursuant to Act 381. She clarified that adoption of the resolution would only establish the authority and governing structure and would not commit the Village to any specific project at this time.

Public Comments:

John Boyd – Crown Point – Requested clarification regarding the Brownfield Authority and the Village-owned lots referenced during the discussion. Discussion followed regarding the history of the lots, previous concepts for public use, redevelopment possibilities, and the potential benefits of using Brownfield programs for future development.

Additional Council discussion followed regarding Village-owned lots, redevelopment possibilities, and maintaining local input regarding future use of the parcels.

Torgerson closed the public hearing at 7:24 p.m.

2. Proposed Broomfield Fire Protection Special Assessment District Renewal:

Torgerson opened the Public Hearing at 7:24 p.m.

Manley explained that the annual renewal maintains the existing one-mill special assessment originally established in 2000 for fire protection services through the Nottawa-Sherman Fire Department for the Broomfield Township portion of the Village.

Public Comments:

John Boyd – Crown Point – Wanted clarification that the cost is equivalent/same as has been asked in the past.

Torgerson closed the public hearing at 7:26 p.m.

3. Proposed 2026-27 Budget & Capital Improvement Plan

Torgerson opened the public hearing at 7:27 p.m.

Laraway reviewed the Finance Committee's recommendations regarding the proposed 2026-27 Budget and Capital Improvement Plan. The committee reviewed the budget line-by-line and discussed equalized value charts, sewer fund clarification, street maintenance planning, replacement of the code enforcement vehicle, future capital improvements, Village building siding recommendations, radar sign replacements, and the proposed wood chipper purchase.

Laraway emphasized that the Village currently operates on one mill and that amount cannot be increased without voter approval, regardless of whether the Village remains a village or eventually becomes a city. He also discussed the Village's equalized value

charts and requested that updated charts and supporting information be added to the Village website for additional public transparency.

Laraway clarified that the balance shown in the Sewer fund is tied to the value of the sewer property, land, and was not unrestricted cash reserved for sewer construction projects.

Laraway discussed how Village budgets are structured to reinvest excess revenues back into Village operations and infrastructure improvements rather than generating profits.

Additionally, Laraway discussed replacement of the aging code enforcement vehicle due to mechanical concerns, future replacement possibilities utilizing the DPW truck, and the recommendation that the vehicle not be sold to the public because of its condition. He also discussed future street maintenance planning, obtaining requests for proposals for road work, continued pothole repairs, and creating a more formalized street grading and maintenance system.

Laraway included discussion on relocating the Village sign, possible tree removal near the Village office if necessary, and recommendations regarding exterior improvements to the Village office building. The Finance Committee recommended residing the building rather than repainting it due to long-term cost savings and durability.

Additional questions were raised regarding airport operations funding, airport management compensation, insurance responsibilities related to airport operations, and the status of potential lease agreements tied to the airport property. Discussion also occurred regarding budget amendments and clarification of several line items, including a questioned postage expense within the street fund budget that may have resulted from a clerical error and would later be corrected through budget amendments.

Public Comments:

John Boyd – Crown Point – Asked questions regarding Village surplus funds and fund balance policies. Laraway explained that the Village maintains a fund balance policy to reserve funds for future needs and emergencies.

Torgerson closed the public hearing at 7:39 p.m.

Public Comments: None

Existing Business:

1. **Resolution 2026-08 – Brownfield Authority Creation:**

Laraway made a motion, seconded by Barringer, to approve Resolution 2026-08 establishing the Village of Lake Isabella Brownfield Redevelopment Authority.

ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 7-0-0.

2. Resolution 2026-09 – Broomfield Fire Protection Special Assessment District

Barringer made a motion, seconded by Lahti, to approve Resolution 2026-09 renewing the Broomfield Fire Protection Special Assessment District.

ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 7-0-0.

3. Wood Chipper Purchase

Interim Village Manager Manley explained that over the past several years the Village has experienced increasing maintenance demands related to roadside brush, storm cleanup, tree trimming, right-of-way maintenance, and cleanup of downed trees. She stated that DPW Supervisor Jerry Johnson had researched both Bandit and Morbark refurbished wood chippers and recommended the proposed refurbished unit as the best fit for the Village's operational needs. Manley stated Jerry was familiar with operating, maintaining, and repairing the equipment due to prior experience working for a wood chipper company. She further explained that purchasing a chipper would allow the Village to immediately begin addressing extensive brush and storm debris cleanup throughout the community and help alleviate growing brush pile concerns at the Village site.

Councilmember Lahti stated he was not opposed to the purchase itself, but felt additional information was needed before approving the expenditure.

Peavey questioned what the Village had historically spent on rentals and stated that if the equipment would only be used occasionally, renting may still be the more cost-effective option. He also expressed concerns regarding long-term maintenance costs, wear items, and the overall operational expense of owning the equipment.

Interim Village Manager Manley explained that the Village had never previously rented a wood chipper, but that Jerry had concerns regarding rental availability, scheduling conflicts, weather delays, and employee availability during rental periods. She also noted that large amounts of brush currently remain throughout the Village and in the right-of-way areas following storms and tree work, creating both maintenance and potential fire concerns. Manley added that if the Village owned a chipper, the DPW could potentially reduce the amount of outsourced tree cleanup work currently being contracted to outside companies.

Councilmember Cueny stated he agreed with Peavey's concerns and could not yet justify the expense without additional information comparing rental costs to ownership costs. He noted the Village had operated for many years without owning a chipper and questioned whether the current operational demand justified a purchase.

Councilmember Lahti stated that the Village has experienced significantly more brush and tree-related maintenance needs in recent years, particularly in heavily wooded

areas of the Village, and acknowledged the operational need for a chipper. Additional discussion followed regarding the size and capabilities of the proposed equipment, maintenance requirements, insurance coverage, and possible warranty coverage on refurbished equipment.

Peavey offered to contact industry connections and assist staff in obtaining additional pricing information and possible alternatives for comparison purposes. He also stated that he currently had access to a demonstration unit that could potentially be utilized temporarily if needed.

Councilmember Barringer stated she appreciated the Finance Committee's recommendation but agreed that additional cost comparison information would be beneficial prior to moving forward.

Consensus of Council was reached to postpone action on the proposed purchase and direct staff to obtain additional information regarding rental pricing, ownership costs, possible savings from reduced contracted tree work, and alternative equipment options for future consideration.

4. Resolution 2026-10 – 2026-27 Budget & Capital Improvement Plan

Laraway made a motion, seconded by Peavey, to approve Resolution 2026-10 adopting the 2026-27 Budget and Capital Improvement Plan.

ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 7-0-0.

New Business:

1. Fireworks:

Interim Village Manager Manley explained that the purpose of the agenda item was not to discuss cancellation of the 2026 fireworks show, but rather to discuss the long-term future of the Village fireworks display due to increasing operational, financial, and safety concerns associated with continuing the event at the traditional dam location.

Manley explained that residential development near the launch area has significantly reduced the allowable shell sizes due to required safety setback distances. She stated that in recent years, the Village was forced to reduce the shell sizes from the traditional 8–12 inch shells down to 3–4 inch shells in order to remain compliant with safety standards.

She also discussed possible easement limitations and stated that George had measured an alternative north-side launch location that appeared to meet the required 700-foot setback distances for larger shells. However, EMS personnel expressed concerns regarding emergency vehicle access to the location, creating additional logistical and safety considerations.

Manley stated that when information regarding the possible future end of the fireworks was posted publicly, many residents expressed disappointment and emphasized the importance of the fireworks as a long-standing community tradition. She noted that many residents viewed the event as one of the few times each year that the entire lake community comes together.

Manley recommended the creation of a citizen Fireworks Committee to explore future options, operational alternatives, and fundraising opportunities. She explained that possible alternatives discussed included drone shows, barges, sponsorship opportunities, and other community-driven solutions. She further explained that while the fireworks originally began as a one-time, fully community-funded event, expenses have steadily increased over the years, while donations have remained relatively flat.

Manley stated that the Village currently contributes well over half of the funds needed for the fireworks show itself, and that total costs are significantly higher when including staff time, sheriff patrol, marine patrol, and other operational support costs.

Councilmember Lahti stated that he believed the committee should be a citizens committee.

Manley agreed and explained that the committee would operate similarly to other Village committees and would be subject to the Open Meetings Act and FOIA requirements, with all recommendations ultimately returning to the Council for final approval.

Village President Torgerson expressed concerns regarding both the increasing financial burden and safety liabilities associated with continuing the fireworks display. Torgerson stated that while he personally enjoys the fireworks, he remained uncomfortable with the Village continuing to absorb such a large financial obligation and noted concerns raised in prior years by fire personnel regarding safety and liability exposure.

Torgerson also suggested the possibility of maintaining the current fireworks format and location while requiring fundraising commitments to be secured prior to approving future fireworks contracts.

Councilmember Cueny stated that if the fireworks met the current safety requirements using the smaller shells, he did not see a reason to significantly alter the existing format at this time.

He further stated that he did not necessarily believe a committee was needed and instead suggested maintaining the current format while establishing a funding deadline and contribution cap moving forward.

Cueny stated that the community should provide donations prior to the Village approving future fireworks contracts and suggested donations should be received by January in order for the Council to determine by February what kind of fireworks show could proceed. Cueny stated that the Village should establish a maximum contribution

amount and that if the community fundraising goal was not met, then the fireworks could possibly not occur.

During the discussion regarding visibility concerns from the prior year's show, Cueny also stated that he personally did not know of anyone who had complained about visibility issues from the smaller shells and reduced launch height. In response, Councilmember Lahti stated, "Last year, I couldn't see them. I could see them the year before. I couldn't see them last year."

Councilmember Barringer supported the creation of a citizen committee and stated that additional community involvement could help generate new ideas and alternatives for the future of the fireworks program.

Barringer also discussed the possibility of exploring newer technologies and different types of entertainment options.

Councilmember Peavey stated that discussions regarding fireworks concerns, safety limitations, and future operational issues had been occurring for several years and were not new topics for the Council.

Councilmembers Cueny and Peavey expressed frustration regarding prior public communications that implied the Council had officially voted to discontinue fireworks after 2026 when no formal vote had actually occurred.

Peavey supported the creation of a committee to allow additional community participation and input into the future direction of the fireworks display. He also noted that community fundraising efforts had improved in the past when donation platforms became easier for residents to utilize.

Cueny again challenged the prior public messaging and expressed concerns regarding how the information had been communicated publicly.

Disagreement arose over prior meeting discussions, Facebook posts, and public communication regarding the future of the fireworks program.

Interim Village Manager Manley publicly acknowledged the confusion surrounding the public communication and accepted responsibility for the wording and interpretation of the prior Facebook post, explaining that, based upon the prior meeting discussion, prior meeting video, the staff transition, and follow-up conversations and e-mail correspondence, she believed she was acting under the direction previously discussed by Council.

Despite the explanation and apology provided by Manley, Councilmember Cueny expressed more concerns regarding transparency and prior communications.

Clerk Shannon attempted to de-escalate the exchange and redirect the conversation back toward future fireworks planning and solutions-oriented discussion. Additional discussion followed between Councilmembers regarding whether the issue had already been sufficiently addressed.

Council discussion moved on regarding shell visibility, resident concerns, insurance implications, emergency access requirements, alternative launch locations, long-term sustainability of the fireworks program, and the emotional importance of the fireworks tradition to many residents.

The Council reached a consensus to create a citizen Fireworks Committee to further explore operational options, fundraising opportunities, community involvement, and recommendations regarding the long-term future of the Village fireworks display.

2. Upcoming Committee Appointments:

Manley announced upcoming vacancies on the Planning Commission, Zoning Board of Appeals, and Board of Ethics effective June 30, 2026. Applications will be posted online and current members will be contacted regarding reappointment interest.

3. 2026 Marine Patrol Contract:

The Council reviewed the 2026 Marine Patrol Agreement with Isabella County for holiday weekend patrol coverage.

Cueny made a motion, seconded by Barringer, to approve the 2026 Marine Patrol Contract.

ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahti, Laraway, Peavey, Shannon, & Torgerson

NAYS: None

Motion Carried 7-0-0.

4. Isabella County Sheriff Contract:

Councilmember Barringer presented the report from the Public Safety Committee regarding the meeting held with Sheriff Main concerning contracted law enforcement services for the Village.

Barringer explained that the Sheriff's Department proposal would provide the Village with approximately 20 hours per week of dedicated patrol coverage through a shared-cost arrangement for one-half of a full-time deputy position. Barringer stated that Sheriff Main already had a candidate in mind who he believed would be a good fit for the Village and described the individual as an experienced public service officer currently serving as school security.

Barringer explained that the proposed deputy would be Marine certified and that Sheriff Main believed the deputy's demeanor and experience would work well within the community. Barringer further explained that the proposed schedule could initially begin with three eight-hour shifts per week and later be adjusted depending upon patrol data and Village needs.

Barringer stated that discussions with Sheriff Main included animal-control concerns, speeding complaints, traffic violations, thefts, break-ins, and other recurring community

issues. Barringer explained that Sheriff Main stated the Village could directly communicate concerns to him and that patrol focus could be adjusted as issues developed.

Barringer noted that under the current City of Mt. Pleasant arrangement, the Village receives approximately eight hours per week of patrol coverage for a similar cost, whereas the Sheriff proposal would provide approximately 20 hours per week with a dedicated deputy assigned to the Village.

Barringer also discussed the Sheriff Department's new QR code reporting system that would allow residents to scan posted QR codes throughout the community to submit tips, concerns, or communicate directly with the department.

Barringer explained that Sheriff Main indicated another community was considering a similar arrangement and that the shared contracts would allow the County to add two additional deputies, increasing coverage not only within the Village and neighboring communities but throughout Isabella County as a whole.

Interim Village Manager Manley explained that if the Village moved forward with the Sheriff proposal, the Village would then need to negotiate termination of the current City of Mt. Pleasant Police Department contract. Manley also stated that Sheriff Main indicated the proposed deputy could potentially begin within approximately three weeks.

Councilmember Laraway stated that based upon Sheriff Main's track record, he did not recommend changing departments lightly and stated that he remained very satisfied with the City of Mt. Pleasant Police Department's service to the Village.

Councilmember Peavey stated that after reviewing the proposal, he believed the Sheriff arrangement appeared to provide a better bang for our buck due to the increased coverage hours and dedicated officer assignment.

Peavey also recalled prior frustrations with reporting during the Village's earlier Sheriff contract years and discussed concerns regarding whether the Village would once again lose access to detailed reporting statistics.

Interim Village Manager Manley explained that Sheriff Main stated Central Dispatch would be returning to its original CAD reporting system and that the Village would again receive more detailed reporting information.

Manley also stated that she requested daily logs similar to those currently provided by the City of Mt. Pleasant Police Department and Sheriff Main indicated that was possible.

Additional discussion occurred regarding overnight patrol possibilities during periods of theft, vandalism, and littering complaints, along with holding periodic meetings directly with the assigned deputy in order to communicate Village concerns and priorities.

Councilmember Cueny asked questions regarding scheduling flexibility and whether the Village would know when the deputy would be working within the community.

Manley explained that the deputy would check in and out through Central Dispatch, similarly to the current City arrangement, and that scheduling flexibility would allow patrol hours to shift depending upon seasonal concerns, events, and Village needs.

Councilmember Laraway expressed concerns about prior experiences with the Sheriff's Department and uncertainty about long-term stability if the arrangement changed again. Laraway also questioned what would occur if the proposed public safety millage failed in November.

Manley explained that both the City and County proposals were always intended to eventually be supported through a future public safety millage and noted that the Village previously stopped levying the prior millage after the earlier Sheriff contract issues arose because Council did not believe it was appropriate to continue collecting the tax without providing the service.

Discussion also occurred regarding including additional termination language within the Sheriff contract. Council discussed modifying the contract to allow a six-month term ending December 31, 2026 if the proposed millage failed, while allowing the contract to continue if the millage passed.

Peavey made a motion, seconded by Cueny, to approve the Isabella County Sheriff's Office Law Enforcement Agreement with modifications regarding termination language and the six-month contingency period tied to the November election.

ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahti, Peavey, Shannon, Torgerson

NAYS: Laraway

Motion Carried 6-1-0.

5. Mount Pleasant Police Contract:

Interim Village Manager Manley explained that under the terms of the current contract with the City of Mt. Pleasant Police Department, the Village would need to provide a minimum 30-day written notice in order to terminate the agreement effective June 30, 2026.

Manley stated that with Council direction, staff could formally draft and submit the termination letter requesting June 30, 2026 be the final day of service under the current contract.

Manley stated that when she previously spoke with the City of Mt. Pleasant Police Chief regarding the matter, the Chief was very understanding of the Village's situation and acknowledged that the proposed Sheriff contract was fiscally the right move for the Village. Manley further explained that the City understood the importance of all law enforcement agencies within the County working together and recognized that both municipalities and the County must remain fiscally responsible to their residents.

Manley also stated that the City indicated if circumstances changed in the future and the Village needed to work with the City again, they would remain open to future collaboration opportunities.

Village President Torgerson acknowledged that the City had done a very good job providing police services to the Village.

Councilmember Cueny stated that the City of Mt. Pleasant Police Department had done an awesome job and remarked that being satisfied with the service was the worst part about ending the contract.

Following discussion, Cueny made a motion, seconded by Lahti to respectfully terminate the contract with the City of Mt. Pleasant Police Department effective June 30, 2026.

ROLL CALL VOTE:

YEAS: Barringer, Cueny, Lahti, Peavey, Shannon, & Torgerson

NAYS: Laraway

Motion Carried 6-1-0.

6. Ballot Language:

Interim Village Manager Manley explained that the Village Council was being asked to consider proposed ballot language that would need to be submitted to the County Clerk by the required deadline and reviewed by the Village attorney prior to submission.

Manley stated that the Public Safety Committee discussed several different options and millages and ultimately recommended 0.4 mills for a period of four years beginning in 2027 and continuing through 2030.

Manley explained that the Village's previous 0.33 mill public safety millage specifically stated "for Isabella County," and because of that wording, if Isabella County ceased to exist or the arrangement changed, the Village could not use those funds for any other policing provider.

Manley explained that the proposed wording would allow the Village to use the funds to contract with the City of Mt. Pleasant, another municipality, or potentially participate in a shared policing arrangement with other municipalities if needed in the future.

Manley further explained that the proposed language broadens the Village's options while still restricting the funds solely to law enforcement, police protection, road patrol, ordinance enforcement, animal control enforcement, and public safety purposes.

Manley stated that the revised wording alleviates concerns regarding what would happen if the County were unable to maintain deputies in the future, as the Village would still be able to continue collecting the millage and redirect the funds toward another qualified law enforcement provider if necessary.

Village President Torgerson stated that Councilmembers would need to help promote and explain the proposal to residents.

The ballot language is as follows: Shall the Village of Lake Isabella levy a new additional millage of up to 0.40 mills (\$0.40 per \$1,000 of taxable value) for a period of 4 years, 2027 through 2030 inclusive, for the purpose of providing law enforcement, police protection, road patrol, ordinance enforcement, animal control enforcement and related public safety services within the Village, which levy is estimated to raise approximately \$50,319 in the first year of the levy, and shall the Village of Lake Isabella be authorized to levy this millage?

Barringer made a motion, seconded by Lahti, to accept the law enforcement ballot language stated and proceed to the next step as necessary.

ROLL CALL VOTE:

YEAS: Lahti, Laraway, Peavey, Shannon, Barringer, Cueny, & Torgerson

NAYS: None

Motion Carried 7-0-0.

7. Logo Usage:

Interim Village Manager Manley brought forward discussion regarding use of the Village logo and concerns regarding unofficial or altered usage of Village branding and public-facing materials.

Council discussed maintaining consistency in official Village communications and the importance of residents being able to distinguish official Village information from unofficial materials or personal opinions shared publicly.

Councilmember Peavey expressed support for maintaining consistency in official Village branding and communications. Councilmember Cueny expressed concerns regarding how restrictive any future guidance should be regarding community usage and social media discussions.

Additional discussion followed regarding public perception, social media usage, and maintaining professionalism in official Village communications.

Shannon made a motion, seconded by Peavey, regarding Village logo usage guidance and official communications.

Motion carried unanimously by voice vote.

8. June 2026 Meeting Date:

Interim Village Manager Manley stated that the June Council meeting was currently scheduled for June 16, 2026. Manley explained that historically, the June meeting has often been moved closer to June 23rd due to Charter requirements regarding budget approvals and budget amendments.

Manley informed Council that she would be out of the country in Italy for approximately 11 days on a previously approved educational trip with her youngest daughter. Manley explained that former Village Manager Tim had approved the time off prior to his departure and noted that the trip had been planned for approximately two years.

Manley stated that if Council wished to keep the June 16th meeting date, the entire Council packet and budget amendment information would still be completed prior to her departure. However, she explained that she would not be present to operate the OWL system, assist with virtual meeting functions, or prepare meeting minutes.

Councilmember Peavey stated that he would be unable to attend the June 16th meeting date.

Shannon made a motion, seconded by Laraway to change the June Village Council meeting date to June 23, 2026.

Motion carried unanimously by voice vote 7-0-0.

Public Comments:

Jeff Grey – Pequena Dr – Commented that he supported the idea of the Village obtaining a wood chipper, whether through rental or purchase, but expressed concerns regarding prior discussion about potentially leaving wood chips within roadside ditch areas after chipping operations.

Grey stated that he would prefer the chips be collected and potentially sold rather than left within the right-of-way and suggested that selling the wood chips could potentially help offset operational costs associated with the equipment.

Grey also requested clarification from Council regarding whether a Fireworks Committee was being established. Council confirmed that consensus supported creation of a citizen Fireworks Committee and that volunteers would be sought from the community.

Council Comments:

Shannon told the audience that it was nice to see so many people here.

Adjournment:

With no further business, the meeting was adjourned at 8:58 p.m.

Approved:

Carol Shannon, Village Clerk

David K. Torgerson, Village President



December 4, 2025 Meeting Minutes

Committee Chairperson Burmeister called the Joint Lake & River Restoration Committee to order at 4:30 p.m.

LIPOA Members Present: Dauffenbach, Keelean, and Burmeister

Village Members Present: Laraway and Torgerson

At-Large Members Present: Buchanan, Nelson, and Woodhull

Public Comments Submitted Before the Meeting: None

Overall Project Discussion:

Burmeister began the meeting by asking for feedback on the river project's end result.

King stated that the project met the expectations on the quantity of materials that were to be removed, but he feels that a second phase will be needed to get the full effect.

Burmeister stated that with hydraulic dredging, the end result will never be as good as you can get with mechanical, since the operator cannot tell exactly what is being removed until you draw the water down. King agreed and suggested the two creek inlets would be good areas for hydraulic dredging in the future.

There was discussion about what may be needed to do a second phase for the river. King was asked to email EGLE to clarify whether a permit modification would be necessary or a new permit would be required to address the area where rocks prevented hydraulic removal of sediment.

Nelson discussed the probing results they conducted to verify depth before closing the project. Wolff also commented that the depth was consistently close to four feet or deeper at all the spots Savin worked on.

It was shared that people in the area of Riviera Park are questioning if Savin's work is the final end result, as there are still areas that need to be addressed, especially along the shore and the launch.

Burmeister wanted to highlight that twice as much money was invested in the river project compared to the first project in Birch Bay.

Torgerson stated that he felt everyone knew there would be multiple trips over the life of the project to address the river channel.

Wolff stated that Savin left too much muck near the shoreline for the Village to remove and haul away with the equipment it has, and that the main issue is the trucking component to dispose of the spoils at an off-site location.

There was discussion concerning the future of the launch at Riviera Park. Concerns were voiced that even after a second round of dredging, the launch may not be deep enough to accommodate modern boats. It was discussed that it may be worth exploring converting the Riviera launch into a canoe/kayak launch and developing a new launch at a different park that offers deeper water.

Wolff was asked to inquire with Malley about the cost to remove the muck to the south of the launch, an area roughly 24 x 140 in size, to get those dock spaces open for 2026.

The Committee inquired about funds coming in 2026. Wolff stated that his ballpark estimate would be between \$335,000 and \$340,000.

Buchanan stated that at that amount, the Committee could target another 12,000 cubic yards for removal in the fall of 2026.

King discussed the estimated quantities for Lincoln Park, Outlot D, and Essex Park, noting that none of those locations has been tested yet. King was asked to inquire with EGLE if those three were bundled together for a permit, and how many test locations at each site EGLE wants as part of the application.

Public Comments: None

Next Meeting: TBD

The meeting adjourned at 5:27 p.m.



LAKE ISABELLA
LAKE RESTORATION COMMITTEE

March 10, 2026
Meeting Minutes

Committee Chairperson Burmeister called the Joint Lake & River Restoration Committee to order at 4:30 p.m.

LIPOA Members Present: Dauffenbach and Burmeister
Village Members Present: Laraway, Peavey, and Shannon
At-Large Members Present: Buchanan and Woodhull

Public Comments Submitted Before the Meeting: None

Overall Project Discussion:

Burmeister asked LIPOA Manager King about the status of obtaining the necessary samples to begin moving forward with seeking additional permits for both the east and west sides of the lake. King stated that he was working on obtaining the necessary samples and would hand them off to one of Burmeister's workers so they could be taken to the lab in Brighton for testing.

Burmeister asked Village Manager Wolff for the projected revenue from the 2026 tax capture that will be included on the Village's summer tax bill. Wolff stated that the new taxable value numbers are not known, but based on the development happening in the community, he projects between \$350,000 and \$360,000.

Dauffenbach stated that he would like to see the soil tests submitted to the lab as soon as possible.

Peavey stated he preference would be save a portion of this year's millage capture to be towards the main body of the lake.

The Committee discussed and acknowledged the need to revisit the river channel before the project is completed.

Wolff reminded the Committee of previous discussion concerning the future of the boat launch at Riviera Park, and that it appears the ramp has deteriorated and will not be usable even after the 2025 dredging project.

Cost estimated were discussed for the work still needed at the river, as well as the bays along both the east and west shorelines. The possibility of abandoning the launch at Riviera Park and replacing it with a new launch at Lincoln Park was discussed.

There was discussion concerning the condition of the seawall at Riviera Park. Buchanan stated that replacing the seawall would be an expense that the LIPOA would need to plan for.

The Committee identified the next set of goals to target. These include finishing the testing for the east of the lake and tackling a small project this fall and the river area. Then in 2027 finish the work on the east of the lake and begin work on the west side of the lake. Once those areas are addressed moving on to the main body of the lake..

Public Comments: None

Next Meeting: The Committee discussed sending out an email in mid-April to set a date in early May for the next meeting.

The meeting adjourned at 5:26 p.m.



LAKE ISABELLA
LAKE RESTORATION COMMITTEE

May 21, 2026
Meeting Minutes

Committee Vice Chairperson Torgerson called the Joint Lake & River Restoration Committee to order at 10:00 a.m.

LIPOA Members Present: Dauffenbach and Bill Keelean
Village Members Present: Laraway, Peavey, and Torgerson
At-Large Members Present: Buchanan, Nelson, and Woodhull
Alternate Members Present: Carol Shannon and Jeff Peppel
EGLE Representatives: Randy Evilsizer and Brian Danhof

Public Comments Submitted Before the Meeting: None

Overall Project Discussion:

The Committee met with EGLE environmental analysts Randy Evilsizer and Brian Marshall to discuss permitting requirements for lake restoration and dredging projects. EGLE confirmed that permits are required for all work below the ordinary high water mark (895 elevation), including areas that have reverted to wetlands since the dam installation in 1967. The Committee must submit applications with historical documentation showing how sediment accumulated. EGLE will work with the Committee to find permissible solutions but may require mitigation for wetland impacts.

Wetland Permitting Requirements stated by EGLE Representatives

EGLE regulates any impact at or below legal lake level (895 elevation) and wetlands within 500 feet of inland lakes or streams. Wetland by definition requires three criteria: hydrology (water presence), hydric soils, and hydrophytic vegetation (cattails, rushes, lily pads, water plantains). Cattails growing in moving water below 895 elevation are regulated as wetlands and require permits for removal unless they can be identified as one of the invasives species. Such species like the narrowleaf cattail (invasive hybrid) control may be handled through a separate Aquatic Nuisance Control program with chemical treatment options

Impacting wetlands may require 1.5:1 offset through banking credits, preservation of other wetlands, or on-site mitigation.

EGLE will give "additional strength" to permit applications that include historical photographs showing the following:

- The river channel before dam installation in 1967
- Progressive sediment accumulation and wetland development over time
- Unauthorized deep channel dredging by neighbor in 1971 that diverted river flow and created sediment deposition on Village side.

- Original dock locations and 32 paid dock spaces at Riviera Park that became unusable due to sediment buildup.

The Village has extensive photographic documentation from the association's beginning to present that will be submitted with applications.

Permit Application Process

Pre-application meetings are recommended. This allows EGLE to review proposed impacts, discuss alternatives, and provide guidance before formal submission to avoid delays.

There are three decision outcomes. These three options are approved as proposed, modified to a permissible scope, or denied (denials are rare).

Permits are valid for five years; unused permits require reapplication.

Review considerations include navigation necessity, park access vs. natural shoreline preservation, dock reconfiguration alternatives (H-formation, perpendicular vs. broadside), and minimizing shoreline impacts.

Riviera Park Specific Issues

EGLE stated a new permit will be required because this is additional work outside the original Riviera project footprint (including cattail removal and sediment bar north of island) requires separate permit application, not an amendment.

Sandbar formation: North of existing island, a new sandbar with cattails has formed above 895 elevation due to straight-line river flow, blocking water flow on Village side; wasn't present 10 years ago.

The Property Owners Association owns lake bottom; The river bottom is riparian rights. Private homeowners own to centerline where the river borders their property.

George stated Riviera Park had 32 usable dock spaces that became completely unusable; recent river project reopened 18 spots, but 18 remain unusable due to sediment.

Sediment Testing Status

George stated he had five complete test points done in South Park and is missing one BOD and PAH result from lab. EGLE stated this is a common issue that they are seeing when tracking samples.

George stated he needed one more complete South Park test, pH and BOD for Par Beach, and two new test points at Birdie Beach.

EGLE stated multiple applicants are experiencing missing BOD, PAH results from private labs over past 12-18 months; EGLE will provide a directive form (WRD048) to ensure complete testing.

George did state that one test point showed high lead levels, possibly from tackle boxes or steel shot; two samples slightly above limits.

It was determined that the remaining tests would be completed in the next 10-12 days (by early June) with the boat now available and the ground thawed.

Alternative Considerations

EGLE will evaluate several alternatives to minimize wetland impacts:

Dock reconfiguration: H-formation docks, perpendicular docks extending to deeper water, or broadside docking offshore instead of dredging to the shoreline. (This option would need in depth research to make sure that if docks were made off an island no one owns that it would not create a public access.)

Selective dredging: Avoid heavily vegetated sections, focus on less vegetated 100-foot segments rather than wholesale 300-foot shoreline dredging.

Habitat offsets: Large woody debris placement in other lake areas for fish nursery habitat to offset vegetation removal (though the Committee is concerned about floating log hazards).

Boardwalks: Seasonal or permanent docks/boardwalks through wetlands to access navigable water without dredging.

Island Creation Concept

The Committee inquired about creating an island from dredge spoils in shallow area near river mouth for traffic control and fireworks safety. EGLE responded that it was a regulatory gray area and a "New one for us". EGLE stated it would require supervisor involvement and formal pre-application meeting.

The committee gave the proposed location as the south side of river channel where water is extremely shallow and creates traffic hazards with tubers. Potential benefits would be direct boat flow and use sand spoils from pink dredge area shown in the dredging project map.

Grant and Support Resources

EGLE stated the Water Resources Division (EGLE's permitting branch) does not administer funding or grants.

EGLE will provide contact for grant department; recent projects in Gladwin County explored dredging grants for nutrient removal.

Another possible department that has grants that the Committee could look into is the Aquatic Nuisance Control Division. This is a separate EGLE department that handles invasive species chemical treatment and may offer assistance; contact information to be provided.

Action Items

George will complete remaining sediment tests (1 full South Park test, pH/BOD for one location, 2 new test points) within 10-12 days.

Jessica will Email master plans to EGLE (Randy and Brian).

EGLE (Randy/Brian) will provide grant department contacts and Aquatic Nuisance Control program contact information.

EGLE (Randy) will send WRD048 directive form to ensure labs complete all required testing parameters.

Jessica will compile historical photographs showing river before 1967 dam, progression of sediment accumulation, 1971 unauthorized channel dredging, and original dock locations for permit applications.

Decisions Made

A motion was made by Buchanan, seconded by Dauffenbach to approve three projects for 2026-27 scope: South Park, Par Beach, and Birdie Beach for permitting and dredging work

Next meeting scheduled: June 30th at 4:00 PM to review sediment testing results and permit application status.

The meeting adjourned at 11:51 a.m.

Enforcement Cases By Month/Category

06/02/2026

1/1

VILLAGE OF LAKE ISABELLA - 2026

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Filed	Closed
	0	1	0	0	0	0	0	0	0	0	0	0	1	1
Animal	0	0	2	0	0	0	0	0	0	0	0	0	2	2
Blight	0	0	7	0	1	0	0	0	0	0	0	0	8	2
Burning	0	0	1	0	0	0	0	0	0	0	0	0	1	1
Noise	0	0	0	0	0	0	0	0	0	0	1	0	1	1
Trailer/RV	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Vehicle	0	0	7	0	1	0	0	0	0	0	0	0	8	4
Zoning	0	0	3	0	1	0	0	0	0	0	0	0	4	3
TOTALS:	0	1	20	0	4	0	0	0	0	0	1	0	26	14



Village of
Lake Isabella

2026 Zoning Permit List

Permit #	Name/Business	Property Address	Purpose	Date
1	Suzanne Twyman	1025 Cordoba Ln	Home	1/7/2026
2	Charles Schafer	8946 W. River Rd	Shed	2/19/2026
3	John Dauffenbach	1284 Clubhouse Dr	Fence	3/17/2026
4	Thomas Kabrovich	1064 El Camino Grande	Shed	3/19/2026
5	Mike Fiorillo	565 N. Coldwater	Deck	3/25/2026
6	Dave and Cari Bennett	1190 Clubhouse	Home	4/6/2026
7	Allen Bontrager	1041 Barcelona	Home	4/6/2026
8	Lucille Bolter	1032 Lincoln	Home	4/7/2026
9	Tom Lyman	1062 Clubhouse	Deck	4/7/2026
10	Eric Pluff	1010 Southport	Fence	4/8/2026
11	Pamela Rzepecki	976 Peninsula Drive	Shed	4/21/2026
12	Eric Pluff	1008 Southport	Garden Fence	4/21/2026
13	Maximilian Wolfgang	587 Rolland	Home	5/8/2026
14	Chandler Grove	1061 Crown Point	Deck	5/14/2026
15	Paul Cueny	1056 Clubhouse	Deck	5/14/2026
16				
17				
18				
19				
20				



Village of
Lake Isabella

2026 Right of Way Permits

Permit #	Name/Business	Property Address	Purpose	Date
1	DTE	1073 Bundy Drive	Utility	1/14/2026
2	Consumers	2005 Channel Drive	Utility	3/9/2026
3	Consumers	1037 Circle Drive	Utility	3/19/2026
4	Jim Damito	1096 Fairway Drive	Ditch Fill-in	3/27/2026
5	Dave Bennett	Channel Drive	Driveway	4/6/2026
6	Frontier	1026 Queens Way	Utility	5/8/2026
7	Richard Starr	1009 York	Driveway	5/18/2026
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				



Lake Isabella Patrol

November 2025

Shifts: 4

Hours: 16

Activity:

Disorderly Subject:	1
Property Check:	28
Stationary Radar:	7
Citizen Contact:	1
General Patrol:	8
Traffic Stops:	3
Littering:	1
MMR Assist:	1
MSP Assist (Car vs. Cow):	1

Shifts (Day & Time):

Tuesday	7am – 11am (Browne)
Thursday	4pm – 8pm (Eisenberger)
Saturday	6pm – 10pm (Powell)
Monday	3pm – 7pm (Koutz)



Lake Isabella Patrol

December 2025

Shifts: 3

Hours: 12

Activity:

Property Check:	20
Stationary Radar:	7
General Patrol:	5
Traffic Stops:	4
MMR Assist:	1
Arrests:	1

Shifts (Day & Time):

Friday	6pm – 10pm (Eisenberger)
Wednesday	7am – 11am (Browne)
Tuesday	2pm – 6pm (Theisen)



Lake Isabella Patrol

January & February 2026

Shifts: 6

Hours: 24

Activity:

Property Check:	31
Stationary Radar:	11
General Patrol:	3
Traffic Stops:	15
El Camino Grande (5)	
Queens Way (6)	
Clubhouse (3)	
Coldwater (1)	
F.D. Assist:	1
Motorist Assist:	1

Shifts (Day & Time):

Friday	4pm – 8pm
Wednesday	3pm – 7pm
Tuesday	7am – 11am
Monday	2pm – 6pm
Thursday	7am – 11am
Friday	3pm – 7pm



Lake Isabella Patrol

March 2026

Shifts: 3

Hours: 12

Activity:

Property Check: 17

Stationary Radar: 4

General Patrol: 3

Traffic Stops: 9

El Camino Grande (1)

Queens Way (4)

Clubhouse (1)

Coldwater (2)

Duquesa (0)

Barcelona (1)

F.D. Assist: 0

Motorist Assist: 1

Shifts (Day & Time):

Monday 2pm – 6pm

Thursday 7am – 11am

Friday 3pm – 7pm

Lake Isabella Mt. Pleasant Police Patrol

April 2026

Shifts:	4	Hours:	16
Total Traffic Stops:	8	Other Calls/Incidents:	4

Shifts (Day & Time)	Traffic Stops by Area
Sunday, April 5 - 12:00 p.m. to 4:00 p.m. Saturday, April 11 - 5:00 p.m. to 9:00 p.m. Friday, April 24 - 4:00 p.m. to 8:00 p.m. Tuesday, April 28 - 6:00 a.m. to 10:00 a.m.	Queens Way area: 5 Coldwater Road area: 2 Clubhouse Drive area: 1

Activity	Traffic Stop Details
Property Check: 21 Stationary Radar / Stationary Patrol: 9 General Patrol: 5 Traffic Stops: 8 F.D. Assist: 0 Motorist Assist: 0 Other Calls / Incidents: 4	Queens Way / El Camino: 2 Queens Way / Pequena: 2 Queens Way / Drew: 1 Coldwater Road / Birdie Drive: 1 Coldwater Road / El Camino: 1 Clubhouse Drive / Birdie Drive: 1

Other Calls / Incidents
Verbal domestic complaint: 1 Animal control complaint: 1 Check well-being / elderly resident: 1 Civil matter: 1



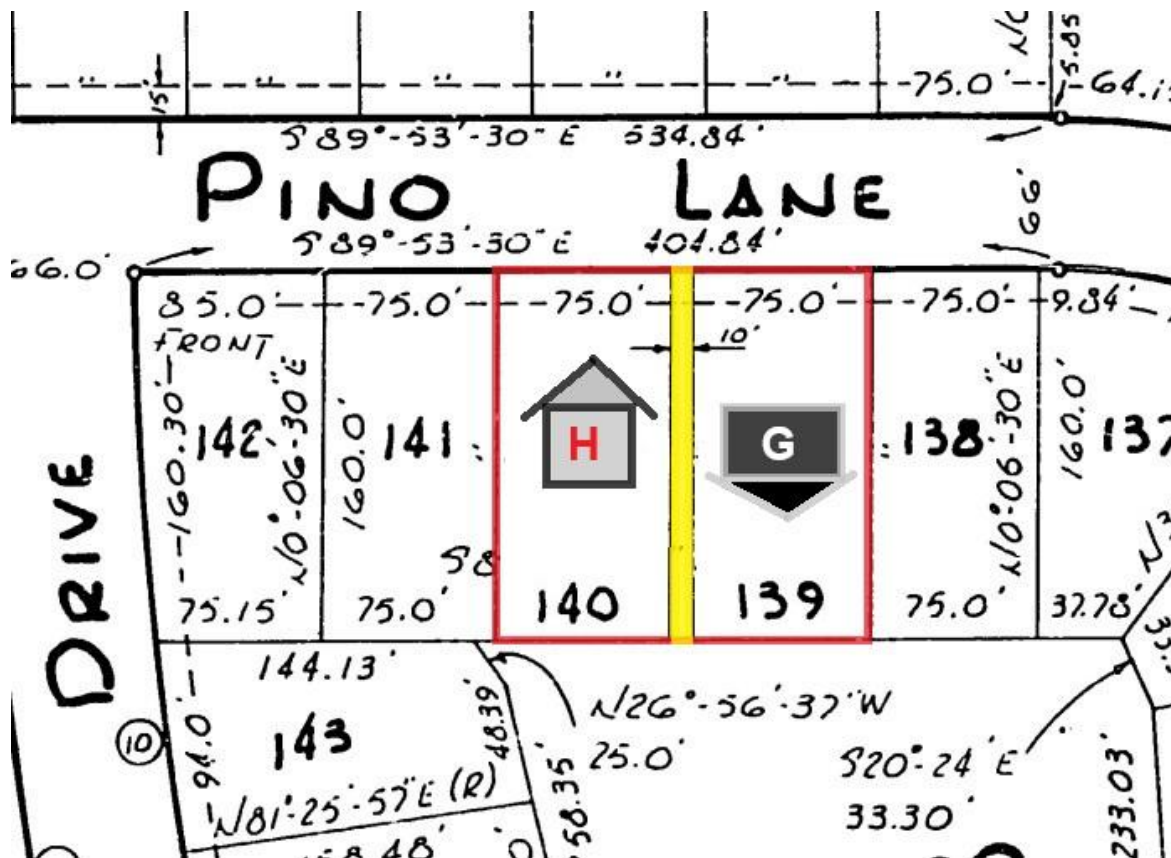
Village of Lake Isabella

PLANNING COMMISSION MEETING
JUNE 9, 2026

EXISTING BUSINESS #1

Park Access Strip Ordinance

Attached is the ordinance addressing the issue that was discussed at the February meeting. It allows platted lots, separated by a platted access strip for a private park, outlet, or common area, to be considered a single site for zoning. This ordinance was scheduled for a public hearing at your April meeting. We need to reschedule the public hearing for either July or August.



Village of Lake Isabella

1010 Clubhouse Drive

Lake Isabella, MI 48893

PROPOSED ORDINANCE 2026-03

PARK ENTRANCE ADJACENT LOTS

The Village of Lake Isabella hereby ordains:

Section 1: Purpose

The purpose of this ordinance amendment is to clarify and establish standards under which two (2) legally platted lots that are separated only by a narrow park entrance strip—typically a linear access corridor located along or near side lot lines and generally between ten (10) and twenty-five (25) feet in width—may be treated as a single site for zoning and development review purposes. This amendment is intended to address legacy plat configurations that can unintentionally limit reasonable residential use and accessory building placement, while preserving the intended function of park access strips and protecting adjacent properties. By allowing, subject to defined conditions, a principal dwelling to be located on one lot and accessory buildings to be located on the companion lot across the park entrance strip, the ordinance promotes consistent, practical site development, reduces unnecessary variance requests, and ensures that setbacks, lot coverage, access, and safety requirements are applied in a clear and predictable manner.

Section 2: 1218.8 (A.2.c) Created

A new subsection 1218.8(A.2.c) is hereby created and shall read as follows:

- c) Two (2) platted lots under common ownership that are separated only by a platted access strip not exceeding an average width twenty-five (25) feet, that provides an access point to a public right-of-way for a private park, outlot, or common area, may be treated as a single parcel (or single site) for zoning purposes, including for the placement and construction of accessory structures. The placement of all structures shall comply with all zoning requirements, including setbacks from the park access strip. This allowance shall apply only if the lots are permanently linked by a recorded deed restriction, in a form approved by the Village, that identifies the Village of Lake Isabella as a party with enforcement rights and prohibits the separate conveyance, transfer, or other decoupling of the lots in the future.*

Section 3: Severability

In the event that any section or sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

Section 4: Ordinances Repealed

All ordinances and/or parts of ordinances in conflict with or inconsistent with this Ordinance are hereby repealed to the extent of any such conflict or inconsistency.

Section 5: Effective Date

This Ordinance shall take effect and be in force upon the expiration of 7 days after 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 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 #2026-03 “**Park Entrance Adjacent Lots**” 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 a regular or special meeting of the Lake Isabella Council, offered by councilmember Shannon, and seconded by councilmember _____. Initially introduced by Councilmember _____.

Planning Commission Public Hearing	
Planning Commission Recommendation	
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

The vote to adopt 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 _____, 2026.

Village Council President
David Torgerson

Village Clerk
Carol Shannon



Date Center Ordinance

The purpose of Proposed Ordinance 2026-04 is to establish local zoning regulations governing Data Centers within the Village of Lake Isabella, as the Village currently lacks specific regulations to address them. Without local regulations, many forms of Data Center development could potentially be reviewed under broader industrial or commercial categories not specifically designed to address the unique infrastructure, environmental, utility, and compatibility issues associated with such facilities.

The ordinance reflects concerns regarding electrical demand, groundwater and water usage impacts, noise generated by cooling systems and generators, visual impacts, emergency response considerations, and long-term infrastructure strain on small municipalities.

The following were some points that were considered when drafting this ordinance:

- What defines Data Centers and associated accessory uses;
- What districts should small data centers be allowed in;
- Out right prohibits large-scale or hyperscale Data Centers within the Village;
- What setbacks, height restrictions, landscaping, and screening standards we would like in Lake Isabella;
- What utilities were required, capacity verification, and infrastructure review;
- Touches on noise and lighting limitations;
- Protection of wetlands, shoreline areas, and groundwater resources;
- Required emergency response planning and environmental safeguards;
- Authorized decommissioning requirements and financial guarantees where appropriate.

RECOMMENDED ACTION

Suggested Motion:

Motion to introduce Proposed Ordinance 2026-04, "Data Center Regulations," and schedule the required public hearing and Planning Commission review process as required by law.

Village of Lake Isabella
PROPOSED ORDINANCE 2026-04
DATA CENTER REGULATIONS

The Village of Lake Isabella hereby ordains:

SECTION 1: PURPOSE AND INTENT

The purpose of this Ordinance is to amend the Zoning Ordinance of the Village of Lake Isabella to establish definitions, standards, limitations, and procedures related to Data Centers and associated infrastructure.

The Village Council finds that Data Centers represent a unique and emerging land use that can create substantial impacts upon electrical infrastructure, water usage, groundwater protection, noise levels, emergency services, aesthetics, public safety, and the overall character of the Village.

The intent of this Ordinance is to protect the public health, safety, and welfare; preserve the residential, recreational, and small-community character of the Village; protect Lake Isabella and surrounding groundwater resources; ensure that public infrastructure and utilities are not overburdened; establish clear and predictable standards regarding Data Center development; allow limited small-scale data infrastructure only where compatible with surrounding land uses and existing infrastructure; and prevent large-scale or hyperscale data center development incompatible with the Village's Master Plan and infrastructure capabilities.

SECTION 2: DEFINITIONS

Data Center: A building, structure, campus, or portion thereof primarily used to house computer systems, servers, telecommunications equipment, networking infrastructure, data storage systems, cloud computing infrastructure, cryptocurrency mining equipment, blockchain processing equipment, artificial intelligence processing systems, or associated mechanical and electrical infrastructure for the processing, storage, transmission, or management of digital information.

Small-Scale Data Center: A Data Center containing ten thousand (10,000) square feet or less of gross floor area.

Large-Scale or Hyperscale Data Center: Any Data Center exceeding ten thousand

(10,000) square feet of gross floor area or any campus designed for phased expansion beyond ten thousand (10,000) square feet.

SECTION 3: ZONING DISTRICTS AND USE APPROVAL

Small-Scale Data Centers may be permitted only as a Special Land Use within the Industrial District subject to Planning Commission review and compliance with all applicable provisions of the Zoning Ordinance.

Data Centers are prohibited in all Residential, Commercial, Mixed-Use, Agricultural, and shoreline-related zoning districts.

Large-Scale or Hyperscale Data Centers are prohibited in all zoning districts within the Village of Lake Isabella.

No applicant shall avoid the requirements or prohibitions of this Ordinance through phased development, multiple parcels, campus-style development, affiliated ownership structures, or segmentation of buildings.

SECTION 4: SITE DEVELOPMENT STANDARDS

Minimum lot size shall be five (5) acres.

Minimum setbacks shall be seventy-five (75) feet from front and rear property lines and fifty (50) feet from side property lines, with an additional fifty (50) foot buffer when adjacent to residential zoning or sensitive receptors.

Maximum building height shall be thirty-five (35) feet.

Mechanical, cooling, generator, and electrical equipment shall be fully screened from public view and designed to minimize visual impacts.

SECTION 5: UTILITIES AND INFRASTRUCTURE

Applicants shall demonstrate through engineering studies and utility provider documentation that electric, water, sewer, broadband, and emergency infrastructure can adequately serve the proposed use without upgrades at public expense.

Water-intensive cooling systems are strongly discouraged.

Backup generators shall comply with all applicable EPA, EGLE, and state regulations and shall be tested only during daytime hours except during emergencies.

SECTION 6: NOISE, LIGHTING, AND SCREENING

Noise generated by a Data Center or associated equipment shall not exceed fifty-five (55) dBA at any property line and forty-five (45) dBA at residential property lines.

Exterior lighting shall utilize full cutoff fixtures and be downward directed to minimize glare and spillover.

A landscaped buffer at least thirty (30) feet in width shall be required adjacent to residential zoning districts or sensitive receptors.

SECTION 7: ENVIRONMENTAL PROTECTION

Data Centers shall not be located within floodplains, wetlands, shoreline setback areas, or environmentally sensitive areas.

No discharge of heated water, process water, industrial wastewater, or cooling water into Lake Isabella, tributaries, wetlands, or groundwater shall be permitted.

A stormwater management plan prepared by a licensed engineer shall be required.

SECTION 8: DECOMMISSIONING

Applicants shall provide a decommissioning plan outlining removal of equipment, disposal of hazardous materials, and site restoration procedures.

The Village may require a financial guarantee sufficient to cover decommissioning and restoration costs.

SECTION 9: SEVERABILITY

In the event that any section or sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or enforceability of the remaining sections, provisions, phrases, or words of this Ordinance.

SECTION 10: ORDINANCES REPEALED

All ordinances and/or parts of ordinances in conflict with or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 11: EFFECTIVE DATE

This Ordinance shall take effect and be in force upon the expiration of seven (7) days after the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella.



Village of Lake Isabella

PLANNING COMMISSION NEW BUSINESS #1 HOUSING DISCUSSION

At a recent Planning Commission meeting, the discussion focused on minimum dwelling and garage size requirements and on whether the Village's zoning ordinance should provide additional flexibility for structures connected by breezeways. Commissioners requested a broader housing discussion.

This discussion coincides with the Village's recent adoption of a Land Bank Ordinance, creation of a Brownfield Redevelopment Authority, and participation in the MMDC Housing Coalition. These initiatives provide opportunities to evaluate how zoning regulations may impact housing development, redevelopment, and reinvestment within the Village.

CURRENT CONDITIONS

Lake Isabella is largely a built-out community with limited undeveloped land available for traditional subdivision development. Future housing opportunities are more likely to come from redevelopment, infill construction, rehabilitation of existing structures, and replacement of aging housing stock.

The Commission may wish to evaluate whether current zoning standards continue to meet community goals while supporting property values, neighborhood character, and housing opportunities.

PURPOSE

The purpose of this discussion is to identify:

- Housing needs within the Village.
- Potential barriers created by current zoning regulations.
- Opportunities to encourage redevelopment and reinvestment.
- Long-term housing goals for the community.
- Topics that may warrant future ordinance review.

DISCUSSION TOPICS

1. Minimum Dwelling Sizes

- a. Do current minimum dwelling sizes reflect community goals?
- b. Do minimum size requirements affect housing affordability?
- c. Should additional flexibility be considered?

2. Garage Requirements

- a. Are current requirements appropriate for all residential lots?
- b. Do requirements create challenges on smaller lots?
- c. Should flexibility be considered for redevelopment situations?

3. Attached Structures and Breezeways

- a. Should structures connected by breezeways be considered attached?

- b. Are ordinance definitions sufficiently clear?
- c. What impacts would changes have on setbacks and accessory structures?

4. Housing Diversity

- a. Should the Village explore additional housing options?
- b. Are there opportunities for smaller homes, accessory dwelling units, carriage houses, or senior-oriented housing?

5. Redevelopment and Reinvestment

- a. How can the Land Bank and Brownfield Redevelopment Authority support housing goals?
- b. Are there zoning barriers that should be reviewed?
- c. What long-term housing goals should the Village pursue?

PLANNING CONSIDERATIONS

The purpose of this discussion is not to lower standards but to determine whether current regulations:

- Protect property values
- Preserve neighborhood character
- Support redevelopment efforts
- Encourage reinvestment
- Provide housing opportunities for current and future residents
- Align with regional housing initiatives

This discussion may serve as the foundation for future ordinance amendments, Master Plan updates, housing studies, or redevelopment initiatives.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission engage in a general discussion of housing and identify topics that warrant further research, ordinance review, or future agenda consideration.

No formal action is requested at this time.



Housing & Redevelopment Discussion Village of Lake Isabella Planning Commission

The Village of Lake Isabella's 2025 Master Plan, Housing Action Plan, Residential Market Potential Analysis, and Missing Middle Housing Study identify several opportunities to support housing, redevelopment, and long-term community growth while preserving the Village's character.

The purpose of this workshop is not to recommend immediate zoning changes. Rather, it is intended to explore opportunities already identified within the Village's adopted planning documents and discuss how existing regulations, redevelopment tools, and future planning efforts may support housing goals.

Why Housing Matters in Lake Isabella

The Residential Market Potential Analysis identified demand for:

- Approximately 50 new owner-occupied housing units annually.
- Approximately 25 housing rehabilitation projects annually.

The analysis suggests that both new housing construction and reinvestment in existing housing stock will be important to meeting future housing needs.

The Master Plan emphasizes:

- Housing rehabilitation
- Neighborhood reinvestment
- Quality-of-life improvements
- Neighborhood preservation
- Age-friendly housing opportunities
- Long-term housing diversity

Housing Opportunities Identified in the Master Plan

1. LR-1 Housing Flexibility

The Master Plan specifically recommends evaluating:

- Reduced minimum dwelling sizes for non-waterfront lots
- Modifications to minimum ground-floor requirements
- Revisions to garage requirements
- Greater flexibility for detached garages
- Clarification of breezeways as attached structures
- Additional residential design flexibility

Because LR-1 is the Village's primary residential district, it represents one of the most practical opportunities for future housing-related zoning discussions.

2. Village-Owned Property in Lake Isabella North

The Master Plan specifically recommends evaluating future uses of Village-owned property located in Lake Isabella North.

Potential opportunities include:

- Cottage housing
- Smaller detached homes
- Workforce housing
- Age-friendly housing
- Demonstration housing projects

Because the Village controls these parcels, they represent one of the few locations where housing initiatives could be pursued without relying entirely on private development interests.

3. Age-Friendly Housing Opportunities

The Master Plan encourages development of housing that allows residents to remain in the community as their housing needs change.

Potential formats include:

- Smaller detached homes
- Single-story homes
- Cottage housing
- Universal design standards
- Barrier-free housing

4. Missing Middle Housing Near Commercial Areas

The Future Land Use Plan contemplates areas where modest housing diversity may be appropriate.

Potential locations include:

- Clubhouse Drive
- Queens Way
- Existing commercial nodes

Potential housing types include:

- Duplexes
- Carriage houses
- Live-work units
- Residential-over-commercial development

5. Airport Property (Long-Term Opportunity)

Should ownership or future use of the airport property change, the Future Land Use Plan recommends evaluating redevelopment opportunities.

Potential long-term uses may include:

- Residential development
- Cottage-style neighborhoods
- Open-space clustered development
- Mixed recreational and residential development

While no immediate action is recommended, the property remains one of the Village's largest undeveloped assets.

6. Development-Ready Housing Sites

One of the strongest Master Plan recommendations is to proactively identify and market housing opportunities.

Potential actions include:

- Inventorying buildable lots
- Identifying redevelopment opportunities
- Mapping infrastructure-ready parcels
- Creating a Housing Opportunity Map
- Coordinating with MMDC marketing efforts

Redevelopment and Housing Tools

Brownfield Redevelopment Authority

The Village of Lake Isabella recently established a Brownfield Redevelopment Authority (BRA) as an additional tool to encourage redevelopment, reinvestment, and long-term community improvement. While many people associate Brownfields solely with contaminated industrial sites, Michigan's Brownfield Redevelopment Financing Act (PA 381 of 1996) allows Brownfield Authorities to address a much broader range of redevelopment challenges, including blighted, functionally obsolete, historic, and underutilized properties.

The Planning Commission should understand that a Brownfield Redevelopment Authority is not simply an environmental cleanup program. It is a redevelopment financing tool that can help make difficult projects financially feasible and encourage private investment that may not otherwise occur. The BRA serves as a redevelopment financing tool that can help make difficult projects financially feasible.

How the BRA Can Support Housing

Potential housing-related applications include:

Housing Rehabilitation:

Properties that are vacant, deteriorated, or functionally obsolete may become candidates for redevelopment rather than demolition.

- Rehabilitation of aging housing stock
- Preservation of existing neighborhoods
- Improvements to deteriorated structures

Infill Housing Development:

Vacant or underutilized sites may become more attractive for residential development if redevelopment costs can be offset through Brownfield incentives.

- Redevelopment of vacant lots
- Reuse of underutilized property
- Support for residential investment

Neighborhood Revitalization:

Brownfield projects can encourage reinvestment in areas where property conditions may currently discourage private investment.

- Encouraging reinvestment
- Improving property conditions
- Supporting long-term community stability

Mixed Redevelopment Projects:

Should future redevelopment opportunities arise involving residential and commercial uses, Brownfield financing may help bridge funding gaps.

- Residential-commercial redevelopment opportunities
- Adaptive reuse projects
- Future redevelopment partnerships

Potential Redevelopment Candidates

The Planning Commission may wish to consider the characteristics of properties that could benefit from redevelopment assistance.

Examples include:

- Vacant properties
- Functionally obsolete buildings
- Blighted properties
- Underutilized sites
- Former commercial buildings
- Future Land Bank acquisitions

State Housing and Redevelopment Trends

Michigan continues to actively discuss housing supply, affordability, redevelopment, zoning reform, and local land use authority.

Several legislative proposals illustrate the direction of these statewide conversations.

Major Topics Being Discussed:

1. Community Redevelopment Tax Credits

- a. Senate Bills 923, 924, 925*
- b. House Bills 5798, 5799, 5809*

Purpose:

Creates a new Community Development Tax Credit Program to encourage redevelopment of vacant, blighted, historic, and underutilized properties.

Potential Benefits:

- Redevelopment of aging properties
- Housing rehabilitation projects
- Brownfield redevelopment support
- Neighborhood reinvestment
- Assistance with difficult redevelopment projects that may not otherwise be financially feasible

Potential Relevance to Lake Isabella:

Could provide additional financial incentives for future redevelopment, rehabilitation, and Land Bank projects.

2. Michigan State Low-Income Housing Tax Credit (LIHTC)

- a. Senate Bills 966, 967, 968*
- b. House Bills 5805, 5806, 5807*

Purpose:

Creates a Michigan state-level housing tax credit to supplement existing federal housing tax credits administered through MSHDA.

Potential Benefits:

- Workforce housing
- Senior housing
- Affordable housing development
- Housing rehabilitation
- Housing redevelopment projects

Potential Relevance to Lake Isabella:

Could provide additional funding tools if future housing projects or partnerships are pursued.

3. Investor Ownership Restrictions

a. Senate Bill 971

Purpose:

Would regulate certain purchases of residential housing by large institutional investors.

Reason for Proposal:

Concerns that large investment firms purchasing residential properties may:

- Reduce homeownership opportunities
- Increase housing prices
- Decrease housing availability for local residents

Potential Relevance to Lake Isabella:

Currently limited impact, but could become more important if investor-owned housing increases in the future.

4. Local Accommodation and Rental Taxes

a. Senate Bill 983

Purpose:

Would allow local governments to impose an excise tax on certain rental accommodations.

Potential Impacts:

- Short-term rentals
- Vacation rentals
- Tourism-related housing
- Local revenue generation

Potential Relevance to Lake Isabella:

Could affect future discussions regarding short-term rentals and seasonal housing uses.

5. Michigan Zoning Enabling Act Notice Changes

a. Senate Bill 884

Purpose:

Updates public notice requirements under the Michigan Zoning Enabling Act.

Potential Impacts:

- Public hearing procedures
- Notice requirements
- Public participation processes
- Administrative efficiencies

Potential Relevance to Lake Isabella:

Primarily procedural but may affect Planning Commission and zoning administration processes.

6. Housing Supply & Zoning Reform Discussions

a. House Bill 5660

Purpose:

Part of broader statewide discussions about whether zoning regulations unintentionally limit housing construction and increase costs.

Topics Being Discussed Statewide:

- Minimum dwelling sizes
- Garage requirements

- Parking requirements
- Accessory Dwelling Units (ADUs)
- Missing Middle Housing
- Cottage housing developments
- Housing density
- Streamlined permitting
- Redevelopment incentives

Potential Relevance to Lake Isabella:

Many of these topics are already identified in the Village's 2025 Master Plan and ongoing Planning Commission discussions.

7. Local Zoning Authority Limitations – THIS IS AN IMPORTANT ONE

a. Senate Bill 985

Purpose:

Would temporarily prohibit local governments from adopting or enforcing certain residential development regulations.

Supporters Say:

- Some zoning regulations create barriers to housing.
- Reducing restrictions could increase housing supply.

Opponents Say:

- Communities should retain local control.
- Local governments need flexibility to protect community character and property values.

Potential Relevance to Lake Isabella:

Perhaps the most significant bill from a planning perspective because it directly impacts local zoning authority and community control over development standards.

Why This Matters to Lake Isabella

Lake Isabella has already taken several significant steps that align with statewide housing discussions:

- Adoption of the 2025 Master Plan
- Completion of a Residential Market Potential Analysis
- Completion of a Missing Middle Housing Study
- Participation in the Central Michigan Housing Coalition
- Creation of a Brownfield Redevelopment Authority
- Support for an Isabella County Land Bank
- Ongoing discussions regarding housing diversity, redevelopment, dwelling sizes, garages, and breezeways

Collectively, these efforts position the Village to evaluate future housing opportunities while preserving the character and quality of life that residents value.

Planning Commission Priority Exercise

The Planning Commission may wish to rank the following opportunities:

Opportunity	High	Medium	Low
LR-1 Housing Flexibility	☐	☐	☐
Village-Owned Lots (Lake Isabella North)	☐	☐	☐
Housing Rehabilitation & Reinvestment	☐	☐	☐
Age-Friendly Housing	☐	☐	☐
Missing Middle Housing Near Commercial Areas	☐	☐	☐
Development-Ready Parcel Program	☐	☐	☐
Brownfield Redevelopment Opportunities	☐	☐	☐

Discussion Questions:

How should the Village balance new housing development with preservation and reinvestment in existing neighborhoods?

Would modest reductions in dwelling size requirements create additional housing opportunities without negatively impacting neighborhood character?

What type of housing would best utilize these Village-owned properties while supporting Master Plan goals?

What housing options would best allow residents to age in place within Lake Isabella?

Are there locations where modest increases in housing diversity would be appropriate without impacting established neighborhoods?

Should the airport property remain part of the Village's long-range housing and redevelopment planning discussions?

Should the Village proactively identify and market development-ready housing sites?

Are there areas within the Village where redevelopment costs may currently discourage investment or housing improvements?

What areas of the Village would benefit most from reinvestment, rehabilitation, or redevelopment over the next 10 to 20 years?

Consensus Building

Identify the top housing topics, zoning topics, and actions for staff to research and return with recommendations.

What three housing topics should staff research first?

1. _____
2. _____
3. _____

What three zoning topics should staff research first?

1. _____
2. _____
3. _____

What three actions should occur within the next year?

1. _____
2. _____
3. _____