



# Village of Lake Isabella

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

## Planning Commission Regular Meeting Agenda

June 13, 2023  
7:00 PM

- I. Call to Order & Pledge of Allegiance
- II. Roll Call of Members:
  - Amy Ervin
  - Tom Courser
  - Robert Laraway
  - Leo Wickert
  - Jeff Grey
  - Farzad Tafreshi
  - Mike Simon
- III. Agenda Approval
- IV. Approval of Minutes
- V. Reports:
  - 1. Chairperson
  - 2. Village Manager
  - 3. Village Council
- VI. Public Hearings:
  - 1. Special Land Use Request 2023-01; 1008 Southport Drive
- VII. Public Comments
- VIII. Existing Business: None
- IX. New Business:
  - 1. Next Meeting Date
- X. Public Comments
- XI. Adjournment



# Village of Lake Isabella

## Planning Commission April 11, 2023 Regular Meeting Minutes

Planning Commission Chair Ervin called the meeting to order at 7:00 PM. The pledge of allegiance was recited by those present.

**Members Present:** Grey, Laraway, Simon, Tafreshi, Wickert & Ervin

**Members Absent:** Courser

### **Agenda Approval:**

Simon made a motion, seconded by Grey, to approve the meeting agenda as presented.

VOICE VOTE: MOTION CARRIED 6-0-0.

### **Approval of Minutes:**

Tafreshi made a motion, seconded by Wickert, to approve the previous meeting minutes.

VOICE VOTE: MOTION CARRIED 6-0-0.

### **Village Manager Report:**

Manager Wolff reported on the work being done by the Joint Lake Restoration Committee.

He noted that the Committee's next meeting is Wednesday, April 12, 2023, at 4 PM. Wolff also discussed permit activity. He shared that the Village, Health Department, County, and State have approved an agreement amending the building and use restrictions in Lake Isabella North. The amendments replace the 2014 Lot Swapping Plan with the Baseline Septic System Criteria used in Lake Isabella South and Lake Isabella Golf Estates #2.

The Planning Commission discussed the 2022 Calls for Service Report included in the packet.

Members expressed their surprise at the number of incidents logged by Isabella County Central Dispatch.

### **Village Council Report:**

Laraway reported on the previous Village Council meetings since the Planning Commission last met in January.

**Public Hearings:** None

**Existing Business:** None

### **New Business:**

#### **1. Review of Bylaws:**

The Planning Commission reviewed its Bylaws. The Bylaws were last amended in 2018. The Planning Commission made several grammar and spelling changes. The Planning Commission amended the Bylaws to reflect quarterly meetings but set aside a monthly meeting date if it needs to meet between regular meetings. The Planning Commission also amended the Bylaws regarding written comments submitted before the meeting.

Wickert made a motion, seconded by Grey, to approve the Bylaws as amended.  
MOTION CARRIED 6-0-0.

2. Training Exercises:

The Planning Commission worked through two quick training exercises. The first involved determining the zoning classification for a fictional newly annexed parcel. The second exercise was a Site Plan Review and Special Land Use request for the same fictitious parcel.

The members discussed future training exercises and requested that the next one be a Special Land Use request for a detached garage across the street.

**Public Comments:** None

With no further business, Ervin adjourned the meeting at 8:05 PM.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Carol Shannon, Village Clerk



# Village of Lake Isabella

**Village Council**  
**May 15, 2023**  
**Regular Meeting**  
1010 Clubhouse Drive  
Lake Isabella, MI 48893

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Village President Torgerson called the meeting to order at 7:00 PM. Those in attendance recited the Pledge of Allegiance.

**Members Present:** Cueny, Davis, Kiel, Peavey, Shannon, Laraway, & Torgerson

**Members Excused:** None

**Agenda Approval:**

Davis requested that the meeting Agenda be amended to include a discussion of the sewer lagoon property as New Business #7. There were no objections from the other members of the Council to this addition.

**Consent Agenda:**

Davis made a motion, seconded by Kiel, to adopt the Consent Agenda. ROLL CALL VOTE: YEAS: Cueny, Davis, Kiel, Peavey, Shannon, Laraway, & Torgerson. NAYS: None. MOTION CARRIED 7-0-0.

**Reports:**

- **Village President:**  
President Torgerson discussed the Lake Committee's work. Shannon shared her concerns over the vote to approve the ballot language at the Special Meeting earlier in the month. She stated that the Council had previously agreed, and entered into an agreement with the LIPOA, that the Council would support the work of the Committee, and for a Council member to vote against what the Committee had submitted is concerning and is not consistent with what had previously been agreed to. Peavey stated that the Committee had done enough work to this point that it is clear the minimum amount needed to begin addressing the condition of the lake is 3 Mills, which ultimately will be up to the voters to decide.
- **Isabella County:**  
County Commissioner Embry spoke to the Council about future budget projections for the County. He stated that the County would be unable to support current service levels in a few years without increasing its operating millage. The County currently operates on a millage of 6.61 Mills and is considering requesting up to an additional 3 Mills at an election, possibly as soon as this November. He stated that in the event the millage is not approved by the voters, road patrols by the Sheriff's Department would likely be a service that the County would want to eliminate to reduce costs.
- **Village Manager:** None
- **Sherman Township:** None



- LIPOA: None

**Public Hearings:**

1. Proposed Resolution 2023-06; Confirmation of Broomfield Twp. Fire Protection Special Assessment Roll:

Torgerson opened the public hearing at 7:39 PM.

**Public Comment:**

- Lisa Moore of Clubhouse Drive stated that the notice she received was not clear as to what the purpose of the hearing was, but she does not object now that she knows it is a renewal of an existing assessment.

Torgerson closed the public hearing at 7:42 PM.

Kiel made a motion, seconded by Peavey, to adopt Resolution 2023-06, which confirms the Special Assessment Roll for the annual renewal of the Broomfield Twp. Fire Protection District. ROLL CALL VOTE: YEAS: Cueny, Davis, Kiel, Peavey, Shannon, Laraway, & Torgerson. NAYS: None. MOTION CARRIED 7-0-0.

**Public Comment:**

- Lisa Moore of Clubhouse Drive stated that she was happy to learn that a second effort is being made regarding lake restoration and feels that a proposal focused on the lake has a good chance of passing.

**Existing Business:**

1. Article VI Update Discussion:

The Council received and reviewed the final sections of the Article VI update. These sections included blight regulations, right-of-way regulations, and noise regulations. Among the proposed changes is removing the decibel limits in the noise ordinance and replacing that regulation with a regulation based on distance. Proposed changes to the blight code included removing the regulations of brush and compost piles.

Laraway stated that he hopes with the new hire, enforcement activity will increase. Wolff suggested that rather than introduce the proposed update of Article VI this month, have one final review of all the sections at the June meeting. He also suggested that the Council review the Village's Code Enforcement procedures at its June meeting. The Council supported both of those recommendations.

**New Business:**

1. Resolution 2023-07; Insufficient Funds Policy:

Deputy Manager Manley presented a proposed policy that would allow the Village to recover fees charged by a bank in the event a payment to the Village is returned for insufficient funds. She stated that when this happens, the Village is charged a fee of at least \$25.

Cueny made a motion, seconded by Davis, to adopt Resolution 2023-07. ROLL CALL VOTE: YEAS: Cueny, Davis, Kiel, Peavey, Shannon, Laraway, & Torgerson. NAYS: None. MOTION CARRIED 7-0-0.

2. Resolution 2023-08; Covid-19 Policy:

Wolff presented a resolution to the Council that formally rescinds the Village's Covid-19 policy now that the public health emergency declaration has ended. He stated that in the event a staff member does become sick with Covid regular sick days would be used from this point forward.

Cueny made a motion, seconded by Peavey, to adopt Resolution 2023-08. ROLL CALL VOTE: YEAS: Cueny, Davis, Kiel, Peavey, Shannon, & Torgerson. NAYS: Laraway. MOTION CARRIED 6-1-0.

3. Fire Protection Contract:

Laraway made a motion, seconded by Kiel, to approve the fire protection with the Nottawa-Sherman Townships Fire Department to provide fire protection to Broomfield Township within the Village limits. ROLL CALL VOTE: YEAS: Cueny, Davis, Kiel, Peavey, Shannon, Laraway, & Torgerson. NAYS: None. MOTION CARRIED 7-0-0.

4. 2023 Lake Patrol Contract:

Laraway made a motion, seconded by Cueny, to approve the proposed Lake Patrol Contract with the Isabella County Sheriff's Department. ROLL CALL VOTE: YEAS: Cueny, Davis, Kiel, Peavey, Shannon, Laraway, & Torgerson. NAYS: None. MOTION CARRIED 7-0-0.

5. Code Enforcement Vehicle Purchase:

The Council discussed the purchase of a dedicated vehicle for Code Enforcement and zoning matters. The FY 22-23 Budget allocated \$35,000 to purchase a new vehicle. Wolff stated that he feels the Village can get a suitable used vehicle for less.

Cueny stated he would be leery of buying a used vehicle that is more than three years old.

Laraway asked about additional costs, such as lights and decals. Wolff stated that based on the light package, it could be as much as an additional \$2,500.

There was a discussion about having a radio in the vehicle. Wolff stated that due to the size of the Village, civilian radio equipment is not effective. In order for a radio to be effective that Village would need to obtain a dedicated frequency. He stated that staff uses their cell phone to call the office if they are out. The Council directed Wolff to obtain a dedicated cell phone that could be used for Code Enforcement purposes in the field.

There was further discussion about a budget amount for the vehicle; \$ 15,000 was suggested. Laraway stated that he would prefer to see that number be \$16,000 just for the vehicle, with the lights and decals not part of that allocation amount.

Cueny made a motion, seconded by Shannon, to authorize the Village Manager to purchase a vehicle for Code Enforcement purposes at a cost not exceeding \$16,000 without further approval needed from the Council. The \$16,000 amount is only for the vehicle and additional costs for lights, cell phone, and decals, not counting against the purchase price. ROLL CALL VOTE: YEAS: Cueny, Davis, Kiel, Peavey, Shannon, Laraway, & Torgerson. NAYS: None. MOTION CARRIED 7-0-0.

6. Introduction of Proposed 23-24 Budget and Capital Improvement Plan:

Wolff presented the draft of the budget and Capital Improvement Plan. He stated that he had not received several estimates from Rowe regarding road projects and this draft of the CIP does not reflect any road projects.

Kiel stated that the Council should continue to place police protection and roads as the top priority.

The proposed budget and CIP were referred to the Finance Committee for review and further discussion.

7. Sewer Lagoon Discussion:

Davis suggested that with Weidman being forced to develop a sewer, the Village should either look to be included in that project or offer the use of the sewer lagoon property as an option for the Weidman sewer. He stated that this could be an opportunity to develop a sewer if the Village could access the grant funding available to Nottawa and Sherman Townships.

Torgerson discussed the history of work on designing a sewer for the community and region. He stated that a major study was done several years ago examining out-county sewer development. That study concluded that the best scenario would be for two different systems. One system would service Beal City, Coldwater Lake, and Weidman. The other system would service only Lake Isabella. He also discussed that both Sherman and Nottawa Townships have mandates from the State to construct sewers which is why they are receiving their funding.

**Public Comments:**

- Lisa Moore of Clubhouse Drive stated that used cars can be very dependable, and for \$16,000, the Village should be able to find a vehicle that will last for several years.

**Council Comments:** None

**Adjournment:**

With no further business, the meeting was adjourned at 8:27 PM.

Approved: \_\_\_\_\_

X \_\_\_\_\_  
Carol Shannon, Village Clerk

X \_\_\_\_\_  
David Torgerson, Village President



# Village of Lake Isabella

Planning Commission Meeting  
June 13, 2023

## Village Manager's Report

- **Code Enforcement.** Year-to-date activity is reported and attached.
- **Permits.** Year-to-date activity is attached.
- **Website.** The Village has just completed an update and redesign of our website. One of the new features that was added is an "Enotify" feature. This allows people to sign-up for text or email alerts when various pages on the site are updated.
- **Fireworks.** Fireworks are scheduled for dusk on July 1<sup>st</sup>.
- **Budget.** The Village Council will be holding a public hearing as part of its regular meeting on June 20<sup>th</sup> to adopt the annual budget and capital improvement plan.
- **Staffing.** We have hired a new Code Enforcement Officer.
- **Ace Hardware.** The Morning Sun featured a story on the 14<sup>th</sup> highlighting the new Ace Hardware in the Village.
- **Nuisance Regulations.** The Village Council is wrapping up a major update to Article VI of the Codified Ordinances. These are the nuisance regulations on topics such as blight, animal control, noise, and the like. The tentative schedule looks like the Council may schedule a public hearing for its July meeting to consider action on the draft.
- **Special Election.** There will be a Special Village Election this August 8<sup>th</sup> to consider a 3 Mill proposal to fund lake and river restoration efforts. The Village and LIPOA have been working together this year to draft a new proposal that only includes lake and river restoration to present to the community. No other recreation projects are included in this proposal. A copy of the ballot language is below:

**Special Election  
Tuesday, August 8, 2023  
Isabella County, Michigan**

Proposal Section
Village
Village of Lake Isabella Lake Improvements Millage Proposal
Shall the Village of Lake Isabella levy a new, additional millage of up to 3 mills (\$3.00 per thousand dollars of taxable value) for a period of 12 years (2024 through 2035, inclusive) for the purpose of funding lake and river improvements including, without limitation, dredging, fish restocking, and other work or improvements to restore and otherwise improve Lake Isabella and the Chippewa River, together with all work, services, equipment and related costs necessary or incidental to these improvements, which is estimated to raise \$281,103 in the first year of the levy, and shall the Village of Lake Isabella be authorized to levy said millage?
Yes <input type="radio"/>
No <input type="radio"/>



**Village of  
Lake Isabella**

**2023 Permit List**

Permit #	Name/Business	Property Address	Purpose	Date	Plat
1	MQ Property Management, LLC	1025 Barcelona Drive	New Home - Permit Renewal	1/12/2023	Forest 2
2	Bruce & Michelle Rand	1051 Vallado Drive	Accessory Structure	1/18/2023	Woods 1
3	Scott Lumbert	1047 Crown Point	Detached Garage	2/10/2023	Plat 1
4	Consumer's Energy	1011 Bishop Lane	Utility Service	2/24/2023	C.E.
5	Justin Mitchell	1032 Castle Drive	Detached Garage	Waiting until fall	Plat 1
6	John & Shannon Kozinski	1044 Fairway Drive	New Home	3/9/2023	G.E. 1
7	Jeff & Nora Ragland	1048 Crown Pointe	Deck Addition	3/16/2023	Plat 1
8	John & Shannon Kozinski	1044 Fairway Drive	Driveway	3/22/2023	G.E. 1
9	Brian & Julie Chippeway	1015 Isabella Vista	Detached Garage	3/23/2023	North
10	William Beutler	1060 Queens Way	Driveway	3/24/2023	Unplatted
11	Robert & Anita Battleshaw	1009 Putter Drive	Shed	3/27/2023	G.E. 1
12	Consumer's Energy	1017 Fairway Drive	Utility Service	4/12/2023	G.E. 1
13	Scott Brinks	1182 Clubhouse Drive	Driveway	4/17/2023	Golf Estates 2
14	Scott Brinks	1184 Clubhouse Drive	Driveway	4/17/2023	Golf Estates 2
15	Steve Galassini	1200 Clubhouse Drive	Driveway	4/17/2023	Golf Estates 2
16	Leslie Walton & Anne McLellan	1142 Fairway Drive	New Home	4/20/2023	G.E. 1
17	Ben Wright	1155 Clubhouse Drive	Driveway	4/25/2023	Golf Estates 2
18	Consumer's Energy	1044 Fairway Drive	Utility Service	4/28/2023	G.E. 1
19	Alberta McBride Living Trust	501 N. Coldwater Rd	Replace Deck	5/1/2023	C.E.
20	Bruce & Michelle Rand	1051 Vallado Drive	Fence	5/4/2023	Woods 1
21	Scott Brinks	1182 Clubhouse Drive	New Home	5/4/2023	Golf Estates 2
22	Jason Peavey	1109 Lincoln	Driveway	5/10/2023	Plat 3
23	Ben Wright	1155 Clubhouse Drive	Fence	5/12/2023	Golf Estates 2
24	LIPOA	1096 Queens Way	Fence	5/16/2023	Unplatted
25	Cory & Jaime Schafer	1065 Circle Drive	Detached Garage	5/19/2023	Golf Estates 2
26	Peter & Mary Krasun	1052 Vallado Drive	Attached Garage	5/22/2023	Woods 1
27	Jason Benzinger	4020 Castle Drive	Shed	5/23/2023	Plat 1
28	Juli Sisung	1087 Clubhouse Drive	Addition	5/23/2023	G.E. 1
29	Todd L Levitt	2006 Castle Court	Shed	5/24/2023	Plat 1
30	Doug and Dawn Neff	1033 Essex Drive	Expand Deck	5/24/2023	Plat 3
31	Tony & Linda Clouse	1005 Peninsula Drive	Detached Garage	5/24/2023	Golf Estates 2
32	Gary & Nettie Uplinger	3012 Sequoia Ct	Fence	5/25/2023	Woods 1
33	Patrick Bothe	1033 Granada Dr	Shed	6/1/2023	Plat 2
34					
35					

## Code Enforcement Report

Violation	Count
Blight - Junk Items	25
Blight - Long Weeds/Grass	16
Blight - Unlicensed Vehicle	12
Blight - Junk/Inoperable Vehicle	9
Trailer/RV - Unlicensed	4
Blight - Household Trash	3
Animal - Dog Running at Large	2
Blight - Building Materials	2
Animal - Dog License	1
Animal - Excessive Dogs	1
Blight - Brush Pile	1
Blight - Commercial Vehicle	1
Blight - Dangerous Structure/Site	1
Blight - Parking in Yard	1
Blight - Used Building Materials	1
Incident - Fire Dpt. Assist	1
Burning (Trash or other prohibited items)	1
Noise - Distrubing the Peace	1
Streets - No Right of Way Permit	1
Trailer/RV - Vacant Lot	1
Zoning - Structure Completion	1
<b>Total Violations</b>	<b>86</b>

Month	Violations Opened	Violations Closed	Civil Infractions
January	9	1	1
February	7	1	0
March	14	12	4
April	11	7	6
May	23	10	2
June	22	11	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
<b>Year-to-Date</b>	<b>86</b>	<b>42</b>	<b>13</b>

**Current Open Cases: 31**

**TRUTH IN TAXATION PUBLICATION  
PUBLIC HEARING NOTICE  
LAKE ISABELLA VILLAGE COUNCIL**

Notice is hereby given that a Public Hearing has been scheduled for Tuesday, June 20, 2023, as part of a regular meeting of the Lake Isabella Village Council starting at 7 PM local time. The location of the hearing will be the Village Hall, 1010 Clubhouse Drive, Lake Isabella, MI, 48893. The purpose of the hearing is to receive public comments and questions regarding the adoption of the 2023-2024 budget, Capital Improvement Plan, and property tax levy to support the budget. A copy of the proposed budget and Capital Improvement Plan is available for the public to inspect at the Village Hall and online at [www.lakeisabellami.org](http://www.lakeisabellami.org).

**THE PROPERTY TAX MILLAGE RATE PROPOSED TO BE LEVIED TO SUPPORT THE PROPOSED BUDGET WILL BE A SUBJECT OF THIS HEARING.**

**For the 2023-2024 fiscal year, the proposed Operating Millage rate in support of the budget is 1 Mill with the anticipated Headlee roll back.**

Public Comments are welcome at the meeting and may be submitted via writing in advance of the meeting at the Village Hall during regular business hours (Monday through Friday, 8 AM to 4:30 PM) or via email to Village Manager Tim Wolff at the following address: [tim@lakeisabellami.org](mailto:tim@lakeisabellami.org).

Carol Shannon  
Lake Isabella Village Clerk  
1010 Clubhouse Drive  
Lake Isabella, MI 48893  
989.644.8654

VILLAGE OF LAKE ISABELLA  
ISABELLA COUNTY  
NOTICE OF PUBLIC HEARING

Proposed Special Land Use 2023-01

Notice is hereby given that the Planning Commission of the Village of Lake Isabella will hold a public hearing on Tuesday, June 13, 2023, as part of a Regular Meeting beginning at 7 PM local time. The purpose of this public hearing is to receive comments and questions on a proposed Special Land Use application. The location of the public hearing will be the Lake Isabella Village Hall, 1010 Clubhouse Drive, Lake Isabella, MI 48893.

The nature of the public hearing is to receive public comments and questions on Special Land Use Request 2023-01. This request is to construct a private Accessory Structure with a footprint of 1,278 square feet with a rec room and offices above the ground floor. The proposed Accessory Structure will be located across the street and subordinate to the dwelling at 1010 Southport Drive. The location of the proposed accessory structure is also identified as parcel #21-075-00-349-00 (1008 Southport Drive), which is lot 349 of the recorded plat of Lake Isabella Plat #3. The proposed accessory structure will be located across the street from parcel #21-075-00-353-00 and will require the two parcels to be combined via a deed restriction.

Information may be obtained, including a copy of the application at the Village Hall at the above address between the hours of 8 AM to 4:30 PM, Monday through Friday. Information may also be obtained by phone: (989) 644-8654, or email: [office@lakeisabellami.org](mailto:office@lakeisabellami.org). Written comments may be submitted in advance of the public hearing to the Village Clerk at the address below or via email at [office@lakeisabellami.org](mailto:office@lakeisabellami.org).

Carol Shannon  
Village Clerk  
1010 Clubhouse Drive  
Lake Isabella, MI 48893  
(989) 644-8654





# Village of Lake Isabella

June 13, 2023  
Planning Commission Meeting

## Special Land Use 23-01 Staff Report

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<b>Location:</b>	1008 Southport Drive
<b>Zoning District:</b>	Lake Residential-1
<b>Parcel Size &amp; Shape:</b>	Rectangular Lot, initially platted in 1969.
<b>Existing Use:</b>	Single-family dwelling and vacant lot.
<b>Future Land Use:</b>	Single-family residential
<b>Adjacent Parcels (to SLU):</b>	North – vacant lots zoned LR-1 East – Single-family dwelling at 1006 Southport Drive. South – Southport Drive and Mini Park. West – Across the street from the proposed garage is the Applicant's home. To the west of the Applicant's home is a vacant parcel zoned LR-4.
<b>SLU Requested:</b>	1,278 square foot, two-story accessory structure.

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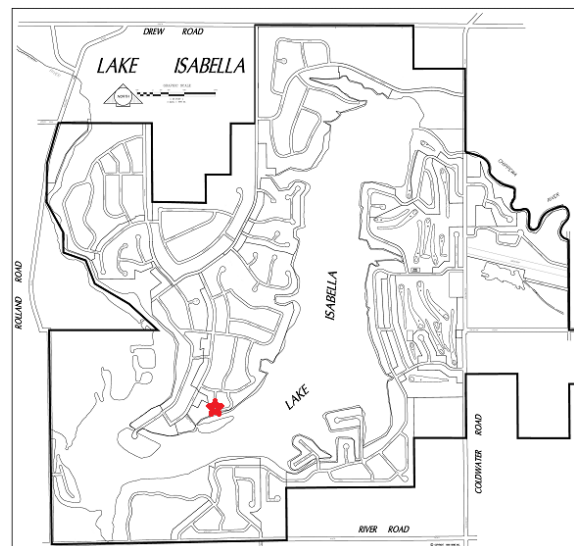
### SUMMARY:

The applicants are seeking approval to construct a detached garage that would be accessory and subordinate to their dwelling located across Mini Street. For several years the Village has allowed for non-waterfront parcels to have a detached garage constructed across the street from the dwelling that it is accessory to. To date, the Village has approved four of these projects.

### LOCATION:

The location of the Applicant's home and proposed garage location is in Lake Isabella Plat 3. Southport Drive and Mini Street are two small streets that are south of Essex Drive and east of Bundy Drive. The property sits across Southport Drive from Mini Park, which is mainly used for boat slips for non-waterfront owners.

This area of the Village is located in Broomfield Township and is highlighted on the adjacent map with the red star. On the following page is a map of the area with the location of the lot where the garage is proposed, outlined in red.





### **ORDINANCE CONSIDERATIONS:**

Special Land Uses are considered a "discretionary decision" by the Michigan Zoning Enabling Act and allow the Planning Commission to impose reasonable conditions as part of an approval. This process allows the Planning Commission to exercise its judgment in approving or disapproving a particular activity based on the merits of the application, the expertise of individual Planning Commission members, and the input of nearby residents that are provided advanced notice of a Public Hearing on the application.

In addition to the criteria in the ordinance that apply to all Special Land Use applications, the zoning ordinance also has several subjective standards for reviewing the design and features of detached garages.

The proposed Accessory Structure would have bathroom facilities. The Applicant has applied for the necessary permits from the Central Michigan District Health Department. The CMDHD has not issued the permits yet, but I anticipate they will do so shortly.

### **ORDINANCE DISCUSSION:**

As the Zoning Administrator, I would offer the following observations and input on the various items that need review by the Planning Commission ([Zoning Administrator Comments in BLUE](#)).

GENERAL CONDITIONS APPLICABLE TO ALL SLUs:

1. Whether the proposed development is in general agreement with the adopted Village Master Plan. [Yes, in my opinion, the proposed SLU is in agreement with the Village's 2019 Master Plan. That plan refocused our attention away from potential commercial and industrial economic growth to residential growth and allowing people a greater ability to develop property when done in connection to residential use.](#)
2. Whether the density or use characteristics of the proposed development are detrimental to adjacent properties and land uses. [The proposed detached garage is no different in size or height than expected if the lot were developed with a single-family home. The size of the structure would most likely be larger if a dwelling were constructed, as the ordinance requires a footprint of at least 1,560 square feet. With that in mind, it is my opinion that there would be no detrimental impact due to the construction of accessory structure on the parcel that wouldn't occur with the development of a single-family dwelling.](#)
3. The special land use shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property due to traffic, noise, smoke, odor, fumes, or glare. Impacts on the natural environment shall be within acceptable limits in comparison to the effects that would result from other uses permitted by right in the zoning district. [The proposed storage use of the Accessory Structure should not pose any risks or hazards to adjacent properties regarding traffic, noise, smoke, odor, fumes, or glare.](#)
4. The special land use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. [There should be no additional demand on public services or facilities if this SLU is approved.](#)
5. The special land use shall represent an improvement to the property under consideration and the surrounding area in general. [Again, this is largely subjective, however, it is my opinion that in terms of what an accessory structure could look like, the proposed one looks residential in character.](#)
6. The special land use shall not place demands on public services and facilities above the current capacity. [There will be no additional demands on public services.](#)

DETACHED GARAGE DESIGN STANDARDS:

1234.6: Category 1 Accessory Structures shall be limited to a maximum footprint of thirteen hundred square feet (1,300 ft<sup>2</sup>). [The proposed Accessory Structure has a footprint of 1,278 square feet.](#)

1234.8 (B-1): Category 1 Accessory Structures shall only be permitted after demonstrating that the proposed building meets this Chapter's design and architecture requirements. The design and features of such Accessory Structures play a significant role in maintaining the image of a residential setting. Accessory Structures that incorporate features that reinforce the relationship between structures enhance the character of the public appearance of the neighborhood. For this purpose, building facades that face a street or adjacent residentially

zoned parcel shall incorporate architectural elements on each elevation of the quality and quantity required by this Section.

1. The Accessory Structure and the Primary Structure shall share the following design and style elements:
  - a) The Accessory Structure shall have an exterior color scheme that is coordinated, compatible, and matching with the color of the Primary Structure. This includes the color of the roof, color of exterior finish materials, and exterior trim. *The application materials submitted for the project show what is proposed for the structure. The two differences noted between the structures are the color of the doors (entry and garage).*
  - b) If siding is used the size of the boards and the orientation of the boards shall be the same as the primary structure. *Both structures would have horizontal siding.*
  - c) Windows will be oriented in the same manner and shall be of similar size and compatible trim to the windows on the Primary Structure. *The windows appear to be compatible based on the application materials.*
  - d) Eaves and roof overhangs will be limited to a maximum of twenty-four inches (24). *While not listed on the application, the drawings show eaves of less than 24 inches.*
  - e) The Accessory Structure shall have either a gable roof, hip roof, saltbox roof, or the same style of roof as the Primary Structure. *The structure will have a cross gable roof.*
  - f) Garage Front points (1 for every 8' linear feet): *7.5 points are required; the application shows the following:*
    - 4 Windows (4 pts.)*
    - Cross Gable Roof (1 pt.)*
    - Entry door with Window (1 pt.)*
    - 4' Offset (2 pts.)*
    - Metal roof panels over the garage doors (1 pt.)*
  - g) Side and Rear points (1 for every 16' linear feet) *The garage is required to have the following side and rear points:*
    - South Façade** 2.25 pts:
      - At least 6 windows (6 pts.)*
      - Cross Gable Roof (1 pt.)*
    - East Façade:** 3.75 pts:
      - Cross Gable Roof (1 pt.)*
      - 4 windows (4 pts.)*
    - North Façade:** 2.25 pts:
      - 4 windows (4 pts.)*
2. If the Accessory Structure has sidewalls greater than twelve feet (12), the points required in B-1 of this Section shall be multiplied by a factor of 1.5. *The above-*



required points are based on the multiplier of 1.5 due to the sidewall height.

3. If the Accessory Structure has garage doors on more than one side, all sides with garage doors are required to have the same style of doors. **Garage doors are only on one side.**
4. All garage doors, which are greater than eight feet (8) in height, shall have a row of windows spanning across such door. **The proposed doors are 8 feet.**
5. Doors on detached garages shall be limited to a height of ten feet (10). One door may exceed ten feet (10), but shall not exceed a height of fourteen feet (14). **Two doors are proposed, both at only 8 feet.**
6. Detached garages that feature more than three bays shall have at least one bay recessed from the other bays by at least four feet. **There are only two bays, but an offset is included.**

#### **MOTION CONSIDERATIONS:**

After conducting a Public Hearing and receiving public comments, as well as discussing the request with the Applicant, the Planning Commission should issue a finding of fact as part of a motion to either approve or deny the request. The Planning Commission can also vote to postpone action on the SLU if additional information is needed or substantial changes are requested. A motion to postpone would need to include what specific items the Planning Commission needs from the Applicant before further action will be taken.

Below are two appropriate examples of a finding of fact that the Planning Commission could use to either approve or deny the request at the close of the case.

#### **Finding of Fact if Denied:**

Based upon the documentation and other information submitted to the Planning Commission, public comment received by the Board during its meeting, visits to the site by individual Planning Commission Members, and knowledge and experience of the Planning Commission Members with land use within the Village, the Planning Commission adopts the following finding concerning the request for Special Land Use application 2023-01. That the Applicant has not shown that the proposed SLU meets the requirements of the ordinance and does not represent an improvement to the surrounding area in general for the following reason **[add rationale here when making the motion]**.

#### **Finding of Fact & Recommended Conditions if Approved:**

Based upon the documentation and other information submitted to the Planning Commission, public comment received by the Planning Commission during its meeting, visits to the site by individual Planning Commission Members, and knowledge and experience of the Planning Commission Members with land use within the Village, the Planning Commission adopts the following findings and decision with respect to the request for Special Land Use 2023-01.

1. The proposed development is in general agreement with the adopted Village Master Plan.

2. The density or use characteristics of the proposed development are not detrimental to adjacent properties and land uses.
3. The special land use will not be hazardous to adjacent property or involve uses, activities, materials, or equipment which will be detrimental to the health, safety, or welfare of persons or property due to traffic, noise, smoke, odor, fumes or glare.
4. The special land use shall be adequately served by existing essential public facilities and services.
5. [Additional Finding of Fact from the Planning Commission]
6. The approval of the Planning Commission is made with the following conditions and stipulations that shall apply to the Special Land Use and shall run with the land:
  - a. The use of the Accessory Structure shall be limited to the personal storage and use of the resident of 1010 Southport Drive and may not be used to operate a Home Occupation as defined in the zoning code or other business without seeking additional approvals from the Village.
  - b. Any exterior light fixtures on the Accessory Structure must be shielded with full cut-off fixtures, and all light directed downward so that the light source is obstructed from direct view from adjacent right-of-ways and residential uses.
  - c. The Applicant is required to combine Lot 349 of Lake Isabella Plat 3, and Lot 353 of Lake Isabella Plat 3. Said lots shall not be decoupled unless approved by the Village of Lake Isabella.
  - d. Any garage door greater than eight feet in height is required to have at least one row of windows across its width.
  - e. No portion of the Accessory Structure shall be used for dwelling space or as an Accessory Dwelling unit unless further approved by the Village.
  - f. If bathroom facilities are developed inside the accessory structure, a copy of the approval of each system from the Central Michigan District Health Department must be submitted before the Zoning Administrator may issue a zoning permit.
  - g. [Additional conditions wanted by the Planning Commission]

**RECOMMENDATION:**

After reviewing the application, it is my opinion that the application meets the requirements of the zoning code and should be approved by the Planning Commission with the conditions listed. In full disclosure, my dwelling is roughly 550 feet away from the applicants. The proximity of the project to my home had no impact on my review of the application, and as a resident, I offer no objections to the project.

## Additional Pictures



*Picture 1 Aerial view of area with proposed garage location highlighted.*



*Picture 2 Photo of proposed garage location from Southport Drive.*





*Picture 3 Photo of Applicant's house from Southport Drive.*



*Picture 4 Photo of proposed garage location from Mini Street.*





*Picture 5 photo of Applicant's home from Mini Street.*



*Picture 6 Photo of both lots looking south down Mini Street.*





## Village of Lake Isabella

## Detached Garage Zoning Application

<b>Property Information:</b>			
Property Address: 1008 Southport Dr			Zoning District:
Parcel Number: 21-075-00-349-00		Parcel Size: .34 Acres	
Plat*: 3		Lot(s): 349	
Owner Name: Eric & Kimberly Pluff			
Owner Mailing Address: 1010 Southport Dr		City: Lake Isabella	State: MI
		Zip: 48893	
Phone Number: <del>XXXXXXXXXXXXXXX</del>		Email: <del>XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</del>	
If your parcel is equal to or greater than 1.5 acres and you are proposing to build larger than 1,300 square feet please complete:		Ground Floor Area of House & Attached Garage:	

<b>Contractor Information:</b>			
Contractor: MANUS BUILDERS		Representative: Keith MANUS	
Mailing Address: 5018 Vines Rd	City: Howell	State: MI	Zip: 48843
Phone Number: 248-343-4305	Email: MANUSBUILDERS@YAHOO.COM		

<b>Property Owner Acknowledgements:</b>
<p><i>*The property owner does hereby acknowledge that their property is located in a plat or other development that may have restrictive covenants which are outside of the Village's zoning regulations, and may require a separate and additional approval from a private association. When seeking a land-use approval from the Village, the applicant is responsible for any conflicts between the property-specific information (deed restrictions, restrictive covenants, building &amp; use restrictions) and the proposed project. The Village of Lake Isabella does not enforce the various recorded private building &amp; use restrictions which are associated with individual plats and developments in the community.</i></p> <p>It is strongly suggested that for any type of heavy equipment entering or exiting your location that you use plywood sheets to protect the edges of the surface of the roadway. Any damage done to the surface or edges of the roadway will be the responsibility of the Applicant to repair as directed by the Village of Lake Isabella Street Administrator.</p> <p>In the event that the house that the garage is subordinate to is removed, destroyed, decoupled from, or otherwise no longer maintains the required relationship on the same parcel as required by the Village's zoning code; the garage shall either be recoupled to a house in a conforming manner to the requirements of this Chapter or be removed.</p> <p>By execution of this application, the property owner represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right to entry to officials from the Village of Lake Isabella for the purpose of gathering information related to this application and to verify compliance with the terms and conditions which may be imposed if approved.</p>
Signature: <u>Eric Pluff</u> Date: <u>5/15/23</u>

**Proposed Project:** (LARGE SIDE) (SMALL SIDE)

Proposed Garage Dimensions: (28' W x 27' D) (22' W x 23' D) Square Footage: 1278

Location of Proposed Garage:

☐ Same lot as Primary Structure ☐ Adjacent lot to Primary Structure\*

☒ Across Street from Primary Structure (Requires Special Land Use Approval)\*

Proposed Garage Height: 28' Roof Material\*\*: Shingled

Type of Proposed Construction: ☐ Pole ☒ Stick ☐ Other: \_\_\_\_\_

Floor Surface: Concrete Depth of Eaves/Roof Overhang: \_\_\_\_\_

Side Wall Height: 21' Garage Door Height(s): 8'

\* This structure placement may require that you combine all impacted lots via deed restriction with the Village.

\*\* The garage's roof material is not required to be the same as the house's roof material.

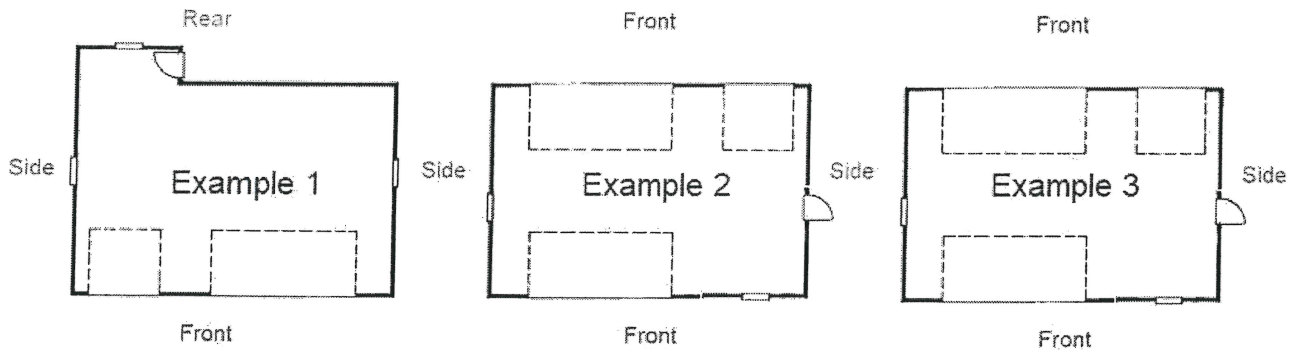
**Design Compatibility Requirements:**

Garages shall only be permitted after it has been demonstrated that the proposed project shares the same design elements and exterior color scheme that is coordinated, compatible, and matching with the color of the house that it will be accessory to.

	Requirement	House Has	Proposed Garage Has
Siding	Exterior material colors	Tan Siding	Tan Siding
	Color, material, orientation and board size of siding: (if applicable)	Tan Vinyl	Tan Vinyl
	Other exterior materials: (stone, brick, wood, vinyl...)		
	In the LR-1 Zoning District the garage shall use the same materials as the exterior of the house, or compatible vinyl siding in the place of finishes such as brick, stone, or shake siding. If both structures will feature siding, the orientation of the boards shall be the same, exposed board face size shall be the same size or smaller. In all other Zoning Districts, the garage is not required to match materials, board size, or board orientation. Heavier materials such as brick or stone shall be located toward the base of the structure, and are encouraged to be used as wainscoting.		
Doors & Windows	Exterior trim color	Brown	Brown
	Entry Door Color	Red	Brown
	Garage Door Color	Tan	Brown
	Type windows: (single-hung, Double-hung, slider, casement, fixed...)	Slider	Slider
Roof	Style of roof: (gable, cross-gable, hip, mansard, gambrel, shed, other...)	Cross Gable	Cross Gable
	Roof color	Brown	Brown
	The garage shall have either a gable roof or the same style of roof as the house.		

### Required Design Elements:

Garages are required to feature architectural and finish elements which add to the character of the building on each side of the structured based on the length of the side as shown below.



Side	Requirement
Front*	1 pt. for every 8' and fraction thereof
Sides**	0.25 pt. for every 10' and fraction thereof 0.5 pt. for every 10' and fraction thereof if within 50' of a right-of-way.
Rear	None required if rear is abutting Agricultural property. 0.25 pt. for every 8' and fraction thereof if abutting residential or park property 0.5 pt. for every 8' and fraction thereof if within 50' of a right-of-way.

\* Any side with a garage door shall be considered a "front." If constructed between the house and the lake/river, the side facing the lake/river shall also be considered a "front."

\*\* Minimum of 1 pt. required per side.

### How to Calculate Required Points:

		Side				Example
		1	2	3	4	
A.	Front/Side/Rear	Front	North	South	Rear	Front
B.	Total Length in feet	50	28	24	50	26'
C.	Divider in feet (8' or 10')	10	10	10	10	8'
D.	B./C. Result (Rounding Up)	5	3	3	5	(3.25 Rounded up) 4
E.	Multiplier (0.25, 0.5, or 1)*	2	2	2	2	1
F.	Points Required	10	6	6	10	4

- 1.) Determine if the side of the garage is considered a front, rear, or side.
- 2.) Enter the total length of that side wall (B.), then divide by the required divider of 8' or 10' (C.).
- 3.) In box D. enter the result from box C., rounding up to the nearest whole number.
- 4.) Determine the required multiplier based on the height and location of the side for E.
- 5.) Multiple D. by E. to get the required points in Box F.

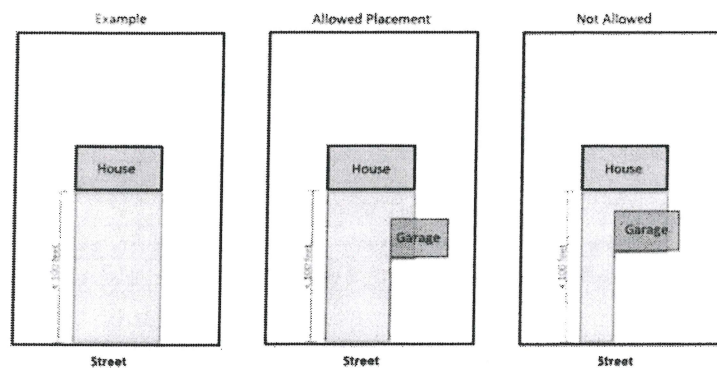
\* If the sidewall height is greater than 12', the multiplier is doubled.



## Setbacks:

Parcel Type	Front/Street Yard Setback <sup>(2)</sup>	Secondary Street Frontage	Ordinary High-Water Mark	Side Yard	Rear Yard
Non-Waterfront	District Setback	District Setback	NA	8'	20'
Waterfront	District Setback	District Setback	50'	8'	20' <sup>(1)</sup>
T-Lot	25'	NA	35'	8'	20' <sup>(1)</sup>

- (1) This setback only applies if the yard abutting the water would not normally be considered the rear yard.
- (2) When a garage is developed between the house and the Front/Street property line, if there are less than one hundred feet (100') from the front/street property line to the nearest point on the house, the garage may not be placed in a manner where it overlaps more than 50% of the façade of the house as shown below.



### ADDITIONAL PLACEMENT REQUIREMENTS:

- Garages shall not be placed in the floodplain.
- Garages Structures shall not be placed in a platted easement.
- Garages are to be detached and set apart from the house which it is subordinate to and other buildings by at least ten feet (10')

## Site Grading Conditions:

- Site grading shall meet the abutting property line elevations. To avoid runoff onto adjacent sites, side yard swales or other mitigation may be required during and after the development process if it is determined by the Village that runoff is occurring.
- Structures shall not be located as to interfere with the natural drainage pattern unless it can be demonstrated that the change in grade will adequately redirect the flow of surface water.
- When a new structure is constructed between existing structures or adjacent to an existing structure, the finished grade of the adjacent existing structures shall be considered in determining the appropriate finished grade of the new structure. The grading of the site around the new structures shall not result in additional runoff of surface water onto adjacent properties.
- For new development, no excavation or modifications to the existing grade of a site may occur until after a Zoning Permit has been issued for the new structure or use.

**Plot Plan:**

On a separate sheet of paper, please attach a drawing (does not have to be to scale) which details the location of the development on your property. Please include the items below in the drawing.

**Items to Include**

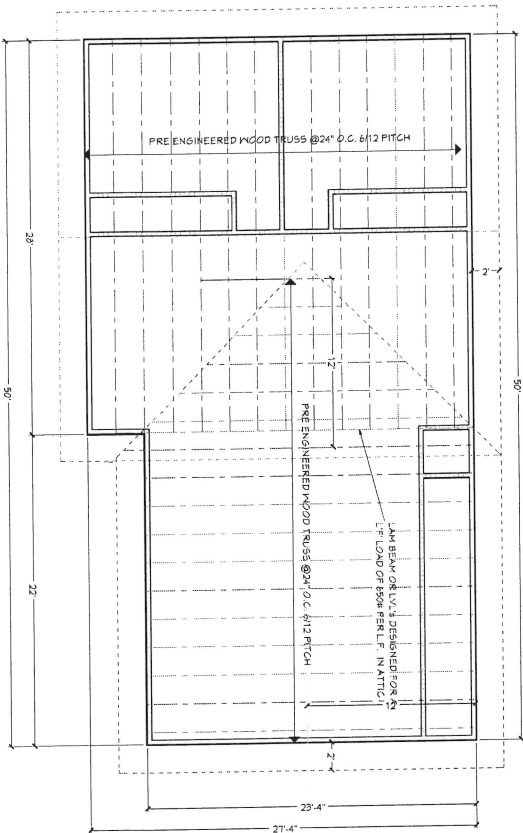
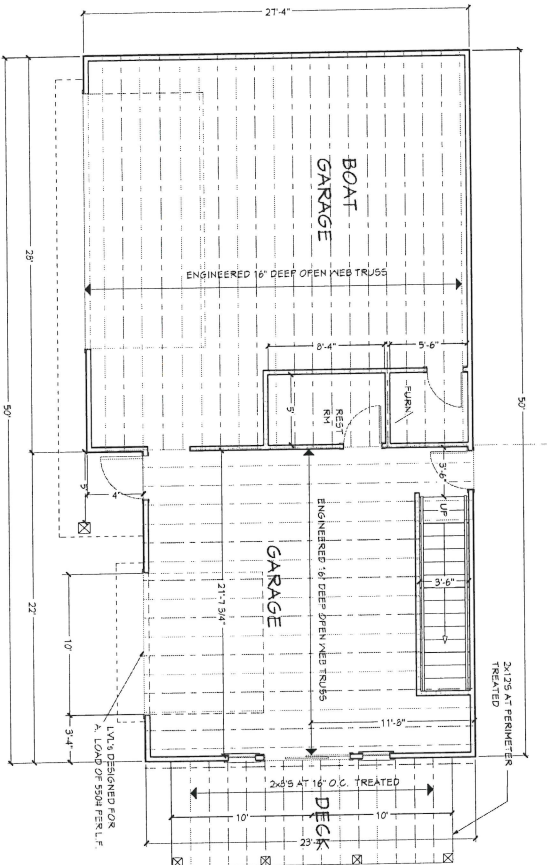
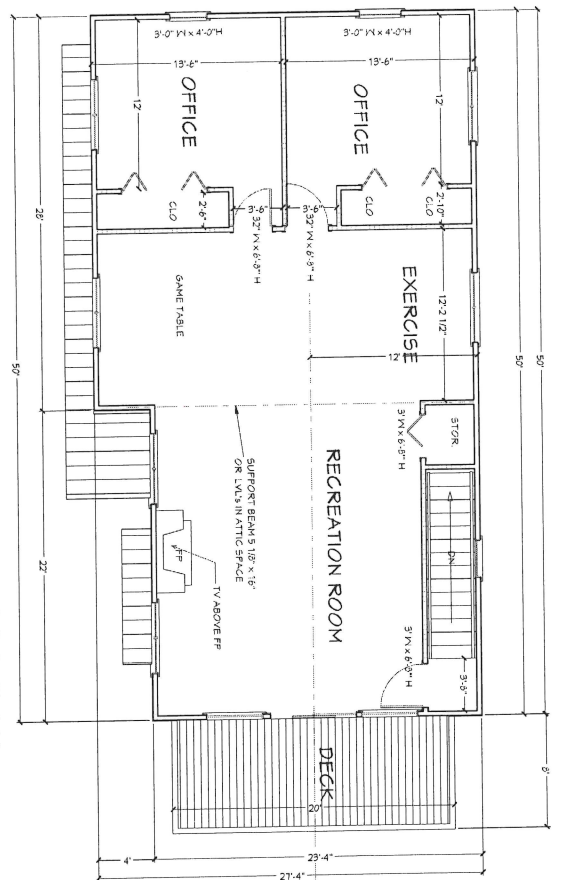
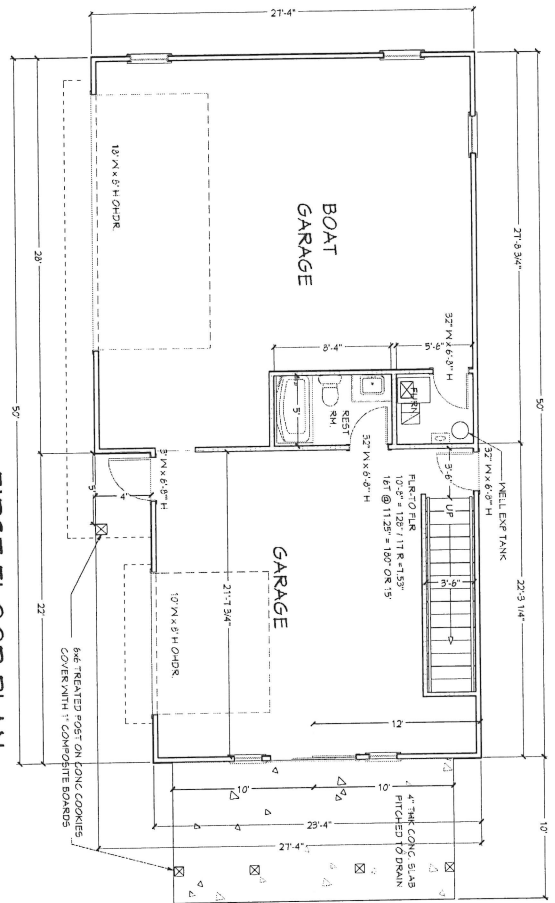
- North Arrow
- All Property Lines & platted easements (Distances in Feet)
- Existing and Proposed Driveways & driveway surface material
- Setbacks from edges of the proposed structure to the nearest property lines.
- Distances as measured at the closest point between existing and proposed structures.
- Distances as measured at the closest point between the proposed structure and the well & septic systems.
- Square footage of all existing and proposed buildings on site

**Application Materials:**

- Application Fee
- Completed Application, including Plot Plan
- Copy of Soil Erosion Permit (if applicable)
- Deed Combination (if applicable)
- Required Drawings Showing Exterior Finishes and items to be scored to meet the minimum number of points required per side. The following character features are used to obtain points to meet the design requirements:
  - Windows, to be counted towards meeting the minimum number of finish points per side, shall be of the same function, style, and shape of the windows on the Primary Structure. All such windows shall be at least seven (7) square feet. (1 point/window)
  - Entry Door with Window (1 point/entry door)
  - Louvers (1 point)
  - Dormers (2 points regardless of number)
  - Garage Doors with Windows (1 point per door)
  - Light Fixtures (0.25 points per fixture, and a maximum of 1 total point counted per side)
  - Cornices or Decorative molding (0.5 per side)
  - Color/material variations (1 point)
  - Stone or brick veneer (1 point)
  - Shutters (0.5 point per window)
  - A recess in the façade of at least four feet (2 points)
  - Cross Gable Roof (1 point)
  - Rooftop Cupola (0.5 awarded to each side)

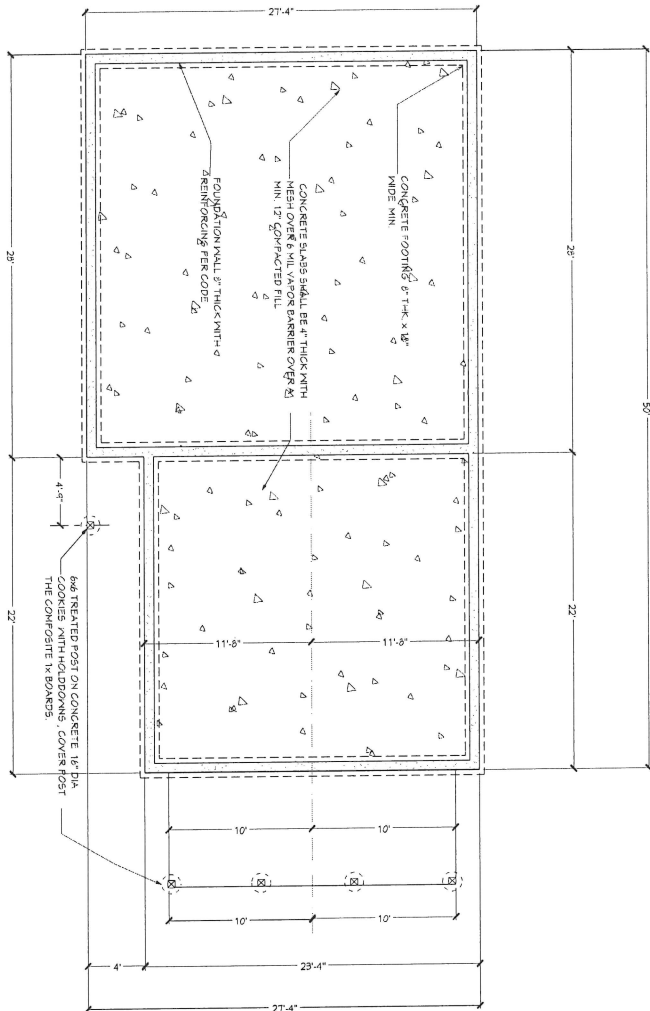








1. CONSTRUCTION SHALL MEET THE LATEST MICHIGAN BUILDING CODES FOR BUILDING, ELECTRICAL, PLUMBING AND HVAC CODES PLUS THE ENERGY CODE.
2. FOUNDATION WALL, OPTION 8 CONCRETE MASONRY UNITS IN FIELD OF 8" CONCRETE.
3. CONCRETE SLABS SHALL BE 4" THICK WITH MESH OR OTHER MEANS BARRIER OVER A MIN. 12" COMPACTED FILL.
4. EXTERIOR GROUND SLABS SHALL BE 2 1/4" THICK AT 12" O.C. WITH STRUCTURAL SHEATHING AND MIN 1/2" POLYSTYRENE BARRIER WITH 1/2" THICKNESS FOAM INSULATION TO MEET CODE AND 1/2" THICK GYPSUM WALL BOARD.
5. INTERIOR STUD WALLS SHALL BE 2 X 4 STUDS AT 16" O.C. WITH A 1/2" THICK GYPSUM WALL BOARD.
6. SECOND FLOOR DECK SYSTEM SHALL BE 3/4" THICK STRUCTURAL FLOORING AT 8" GULDED AND MECHANICALLY FASTENED.
7. LATIC INSULATION SHALL BE BLOWN IN AFRX 20 15" DEEP MEETING THE MICHIGAN ENERGY CODE.
8. VENERITY WINDOW SLICES, "FUNCTION COLOR AND STYLE WITH OWNER.
9. VENERITY EXTERIOR SIDING AND SHIMULETS STYLES AND COLORS WITH OWNER.
10. VENERITY INTERIOR TRIMMINGS OF DOORS, "RIMS FLOORING AND COLORS WITH OWNER.
11. VENERITY OVERHEAD GARAGE DOORS DESIGN WITH OWNER AND PROVIDE.
12. ELECTRICAL OPERATORS.



# FOUNDATION PLAN

SCALE 1/4" = 1'-0"

1,278 SQUARE FEET FOOT PRINT

## GENERAL STRUCTURAL NOTES

- CONCRETE NOTES:**
1. ALL BUILDING CODE (D1) MANUAL OF STANDARD PRACTICE FOR REINFORCED STEEL FOR CONCRETE.
2. REINFORCING BARS: 1. ALL REINFORCING BARS SHALL BE EPOXY COATED STEEL BARS. 2. ALL REINFORCING BARS SHALL BE 1/2" DIA. UNLESS NOTED OTHERWISE.
3. CONCRETE STRENGTH: 1. ALL CONCRETE SHALL BE 4000 PSI. 2. ALL CONCRETE SHALL BE 4000 PSI. 3. ALL CONCRETE SHALL BE 4000 PSI.
4. REINFORCING BARS: 1. ALL REINFORCING BARS SHALL BE EPOXY COATED STEEL BARS. 2. ALL REINFORCING BARS SHALL BE 1/2" DIA. UNLESS NOTED OTHERWISE.
5. SLAB ON GRADE REINFORCING: 1. ALL SLAB ON GRADE REINFORCING SHALL BE EPOXY COATED STEEL BARS. 2. ALL SLAB ON GRADE REINFORCING SHALL BE 1/2" DIA. UNLESS NOTED OTHERWISE.
6. CONJOINTS: 1. ALL CONJOINTS SHALL BE EPOXY COATED STEEL BARS. 2. ALL CONJOINTS SHALL BE 1/2" DIA. UNLESS NOTED OTHERWISE.
7. FINISHING AND SETTING: 1. ALL FINISHING AND SETTING SHALL BE EPOXY COATED STEEL BARS. 2. ALL FINISHING AND SETTING SHALL BE 1/2" DIA. UNLESS NOTED OTHERWISE.

## NOTES

- [illegible]

1. ASTM A992 FY = 50

- CONSTRUCTION,
2. WE USE EPOXY ELECTRODES PER AWS D1.1, STRUCTURAL WELDING CODE.
3. BOLTED CONNECTIONS 3/4" DIAMETER A325 BOLTS UNLESS NOTED OTHERWISE.
4. ANCHOR BOLTS AS NOTED IN PLAN, RED CIRCLE.
5. BEAM CONNECTIONS DESIGNED TO SUPPORT ONE-HALF OF THE TOTAL UNIFORM LOAD.
6. BEAM REINFORCING PLATES ARE LOCATED ON THE CENTER OF WALL UNLESS NOTED OTHERWISE. BEAM BARS HAVE 13" MIN. TOP TO BOTTOM IN FIELD.

1. ASTM A992 Fy = 50 ksi

- CONSTRUCTION
- WELOS EXXX ELECTRODES PER AWS5.1, STRUCTURAL WELDING CODE
- ANCHOR CONNECTIONS 3/4" DIAMETER X 8" BOLTS UNLESS NOTED OTHERWISE
- ANCHOR BOLTS ASTM F554
- ANCHOR BOLTS ASTM F554
- BEAM CONNECTORS DESIGNED TO SUPPORT ONE HALF OF THE TOTAL UNIFORM LOAD CAPACITY
- STIFFENING PLATES ARE LOCATED ON THE CENTER OF WALL UNLESS NOTED
- PROVIDE FITTED STIFFENING PLATES EACH SIDE FOR ALL CONDITIONS WHERE BEAMS BEAM ON COLUMNS, BEAMS ON BEAMS, OR BEAMS HANG ON BEAMS
- STIFFENING PLATES 3/16" THICK DO NOT LESS THAN BEAM WEB THICKNESS

**STEEL OPEN WEB JOIST**

1. MANUFACTURE MOST BE GUARANTEED BY THE STEEL COMPANY FOR A MINIMUM OF 10 YEARS.
2. SUI DESIGN STANDARD: COMPLY WITH RECOMMENDATION OF SUI'S STANDARD SPECIFICATIONS LOAD AND TABLES AND WEIGHT TABLES FOR STEEL JOIST AND JOIST GIRDERS. APPLICABLE TO THE TYPES OF JOIST INDICATED.
3. PRODUCT MATERIALS:
  - A. COLD-ROLL JOIST

## B. BOLTS, NUTS, AND W. C. JOINED: FEDERAL S.

3. MANUFACTURERS OF ANODIZED PRIMER MAY BE USED IF PERFORMANCE REQUIREMENTS OF RED OXIDE PRIMERS ARE MET.
4. WELDING MATERIALS, AWS D1.1 TYPE AS REQUIRED FOR MATERIALS WELDED.
5. BRIDGING, AS REQUIRED AND RECOMMENDED BY THE S&I.
6. BRIDGING IS REQUIRED FOR THE S&I AND SPECIAL CONDITIONS.
7. ROCK FINISHES FOR ROOF OVERLAYS SHALL BE 1/8" WITH SUPPLEMENTARY PLANNING.
8. TOUCH UP PAINTING: CLEAN AND TOUCH UP PAINTING WITH COMPANY PRIMER AS USED ON ADJACENT SURFACES.

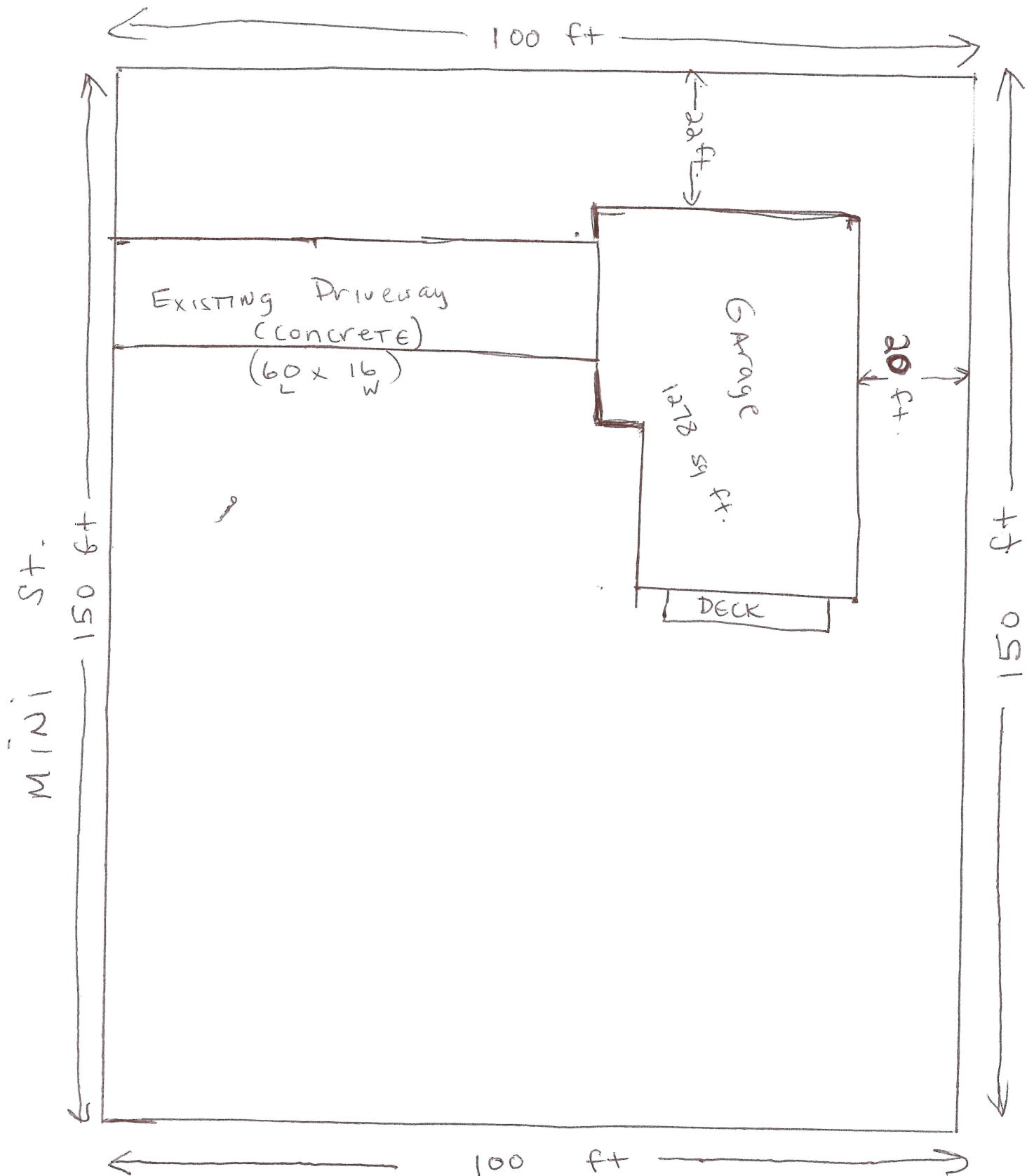
### STEEL ROOF DECKING

1. MATERIALS USED MUST BE DEFINED BY THE STEEL DESIGN SPECIFICATIONS (S910) TO THE AISC.
2. DESIGN STANDARD, COMPLETE WITH RECOMMENDATION FOR STEEL STANDARD SPECIFICATION, LOADS AND TABLES AND WEIGHT TABLES FOR STEEL DECK AND MISCELLANEOUS ITEMS AS REQUIRED.
3. FOLLOW THE STEEL SPECIFICATIONS FOR MATERIALS, TOLERANCES, ASTM DESIGNATIONS, DIMENSIONS, MANUFACTURING, TESTING, STRESS, PEAKING, TENSILE SECTION PROPERTIES, WELDING AND DEFLECTION, CONNECTIONS, BRACING, ERECTION, ERECTION PROCEDURES, PLACEMENT, LAPTING, WELDING, MECHANICAL FASTENERS AND ANCHORAGE AND ERECTION LOADS.
3. FURNISH APTITUDE, MEDIUM GRADE POWER OR EQUIVALENT.

## STRUCTURAL PRECAST CONCRETE

1. DESIGN: PLANT DATA
2. DESIGN: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
3. DESIGN: MATERIALS AND CONSTRUCTION PRACTICE
4. DESIGN: MAX. 5000 PSI (345 MPa), 28 DAY COMPRESSIVE STRENGTH FOR TENSILE UNITS
5. REINFORCING MATERIALS: REINFORCING STEEL ASTM A615, GRADE 60
6. REINFORCING TENDONS: ASTM A421, GRADE 50 OR 217, 7 WIRE LOW RELAXATION
7. STANDARD TEST METHODS: ASTM C50, TYPE I OR TYPE III, PORTLAND CEMENT PORTABLE WATER
8. NORMAL WEIGHT AGGREGATES: ASTM C33

NORTH



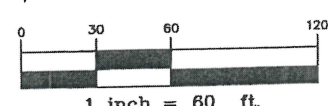
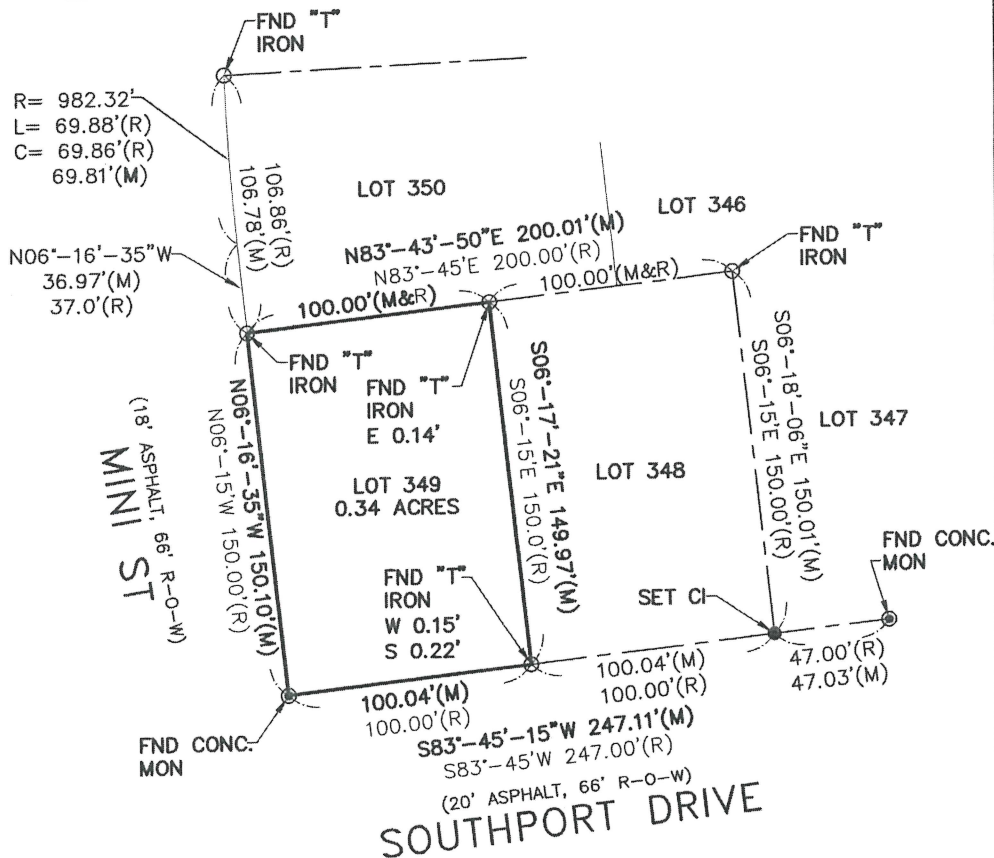
# CERTIFICATE OF SURVEY

KIM PLUFF

LOT 349, LAKE ISABELLA PLAT #3,  
SECTION 3, T14N-R06W,  
BROOMFIELD TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

**BEARING BASIS:**  
PER GEODETIC OBSERVATION WGS-84  
THE BEARING OF THE MONUMENTED  
NORTH LINE OF SOUTHPORT DRIVE  
WAS DETERMINED TO BE  
S83°-45'-15"W.

**DESCRIPTION PROVIDED:**  
LOT 349 LAKE ISABELLA NO. 3  
AS RECORDED IN ISABELLA  
COUNTY RECORDS.



Document # 202100015083 SURVEY  
Isabella County, Michigan  
Karen Jackson, Register of Deeds  
Recorded: 06/02/2021 01:25 PM  
SUR LIBER 7 PAGE 399

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE PROPERTY  
HEREIN DESCRIBED ON 4-9-21 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF PUBLIC  
ACTS OF 1970, AS AMENDED.

*Timothy E. Bebee*  
TIMOTHY E BEBEE P.S. #39074

R - RECORDED  
M - MEASURED  
□ - SET WOOD STAKE

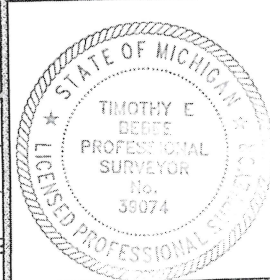
○ - FOUND IRON  
● - SET IRON  
⊙ - CONCRETE MONUMENT

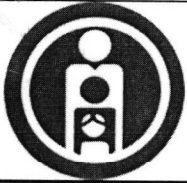
⬢ - SECTION CORNER  
⬢ - 1/8 CORNER



**CMS & D**  
SURVEYING / ENGINEERING  
2257 EAST BROOMFIELD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

SCALE: 1" = 60'	DRAWN BY: BTM
SURVEY DATE: 4-9-29	CHECKED BY: TELB
DATE: 4-15-21	JOB NUMBER: 2103-029
REVISED:	SHEET NUMBER: 1 OF 1





# Application for On-Site Sewage Disposal System and Water Supply

## Central Michigan District Health Department

Serving the counties of Arenac, Clare, Gladwin, Isabella, Osceola and Roscommon

The purpose of this program is to allow the Central Michigan District Health Department (CMDHD) to evaluate site conditions using applicable criteria. Determination will be made for compliance with the Sanitary Code, Land Division Act, Michigan Criteria for Subsurface Sewage Disposal, or the Groundwater Quality Control rules based on intended use. The evaluation of site conditions and permit issuance is intended to protect the public health and maintain a safe environment for residents.

### Application to Construct:

- ☒ Residential Septic System  
☐ Commercial Septic System  
☒ Private Water Supply  
☐ Type III Commercial Water Supply

Number of Bedrooms: 0  
Gallons per Day: 50

### NEW

- ☒  
☐  
☒  
☐

### REPLACEMENT

- ☐  
☐  
☐  
☐

### Property Information

Property Tax ID #: 21-075-00-349-00 County: Isabella Township: Broomfield  
Section: Plat 3 Subdivision: \_\_\_\_\_ Lot #: 349 Town: \_\_\_\_\_ Range: \_\_\_\_\_  
Property Address: 1008 Southport Dr. City: LAKE ISABELLA Zip Code: 48893  
Lot or Acreage Dimensions: \_\_\_\_\_

If lot is less than 1 acre, was it split or split recorded after July 28, 1997? ☐ YES ☒ NO ☐ NA

Directions to site: (include name of nearest crossroad/landmarks/neighboring house number)

### Applicant Information

Name: Eric Pluff Email: XX  
Driver's License Number: XXXXXXXXXXXXXXXXXXXX Date of Birth: XXXXXXXXXX  
Mailing Address: 1010 Southport Dr. City: LAKE ISABELLA State: MI Zip Code: 48893  
Home Phone: \_\_\_\_\_ Cell/Work Phone: XXXXXXXXXXXX Fax: \_\_\_\_\_

### Property Owner Information (if different than applicant)

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell/Work Phone: \_\_\_\_\_

SEND PERMIT(S) TO: ☒ OWNER ☒ APPLICANT DELIVERY PREFERENCE: ☒ EMAIL ☐ MAIL ☐ FAX

I hereby authorize Central Michigan District Health Department to access the above described property to determine its suitability for the development plans indicated, to conduct such tests as may be necessary in order to obtain information required for this evaluation, and to conduct inspections of permitted facilities. I also agree to comply with the requirements of the Sanitary Code for the District, and with the applicable laws of the State of Michigan.

I hereby affirm that information contained on this application is true to the best of my knowledge and that final approval must be given by the Health Officer before the system is covered or used. I further agree to have all underground utilities marked prior to any health department activity on the property and understand if I fail to do so, I will accept all liability and/or any penalties or fees associated with violations of Public Act 53 as amended.

### COMPLETE DRAWING AND ADDITIONAL REQUIRED INFORMATION ON REVERSE.

Signature of Owner/Agent: Eric Pluff Phone #: XXXXXXXXXXXX Date: 5/19/23

### OFFICE LOCATIONS

Arenac County  
4489 W. M-61, Suite 3  
Standish, MI 48658  
Phone: (989) 846-6541  
FAX: (989) 846-0431

Clare County  
815 N Clare Ave, Suite B  
Harrison, MI 48625  
Phone: (989) 539-6731  
FAX: (989) 539-4449

Gladwin County  
103 N. Bowery  
Gladwin, MI 48624  
Phone: (989) 426-9431  
FAX: (989) 426-6952

Isabella County  
2012 E. Preston St.  
Mt. Pleasant, MI 48858  
Phone: (989) 773-5921  
FAX: (989) 773-4319

Osceola County  
22054 Professional Dr,  
Suite D  
Reed City, MI 49677  
Phone: (231) 832-5532  
FAX: (231) 832-1020

Roscommon County  
200 Grand Ave, Suite A  
Prudenville, MI 48651  
Phone: (989) 366-9166  
FAX: (989) 366-8921

Office Use Only: Date Received: \_\_\_\_\_ Amount Received: \_\_\_\_\_ Cash: \_\_\_\_\_ Check: \_\_\_\_\_ CC: \_\_\_\_\_ Receipt Number: \_\_\_\_\_



## Application continued:

Proposed Excavator: Hard Creek Ready Mix Proposed Well Contractor: Brad Malley Well Drilling Inc

### Residential Information

Does home have basement plumbing?

☐ YES ☒ NO

Is there a garbage disposal?

☐ YES ☒ NO

Is there a garden tub or hot tub greater than 50 gallons of capacity?

☐ YES ☒ NO

Is laundry waste plumbed into septic system?

☐ YES ☒ NO

Is there a water softener? ☐ YES ☒ NO

Is it plumbed into septic system? ☐ YES ☐ NO

How frequently has the existing sewage system been routinely pumped? ☐ 1-2yrs ☐ 3-5yrs ☐ 5-10yrs ☐ >10yrs ☐ Never

Date of last tank pump out: \_\_\_\_\_

### Commercial Information

Type of establishment or business: N/A

Number of Employees: \_\_\_\_\_/Shift Customers: \_\_\_\_\_ Students: \_\_\_\_\_ Patients: \_\_\_\_\_

Normal Business Hours: \_\_\_\_\_ Total Hours per day: \_\_\_\_\_ Total number of work shifts: \_\_\_\_\_

Toilets/Water Closets: \_\_\_\_\_ Urinals: \_\_\_\_\_

Lavatories/Hand Sinks: \_\_\_\_\_ Bath Tubs/Shower Stalls: \_\_\_\_\_

Will this facility generate liquid waste from other than toilets, sinks, baths or laundry? ☐ Yes ☐ No

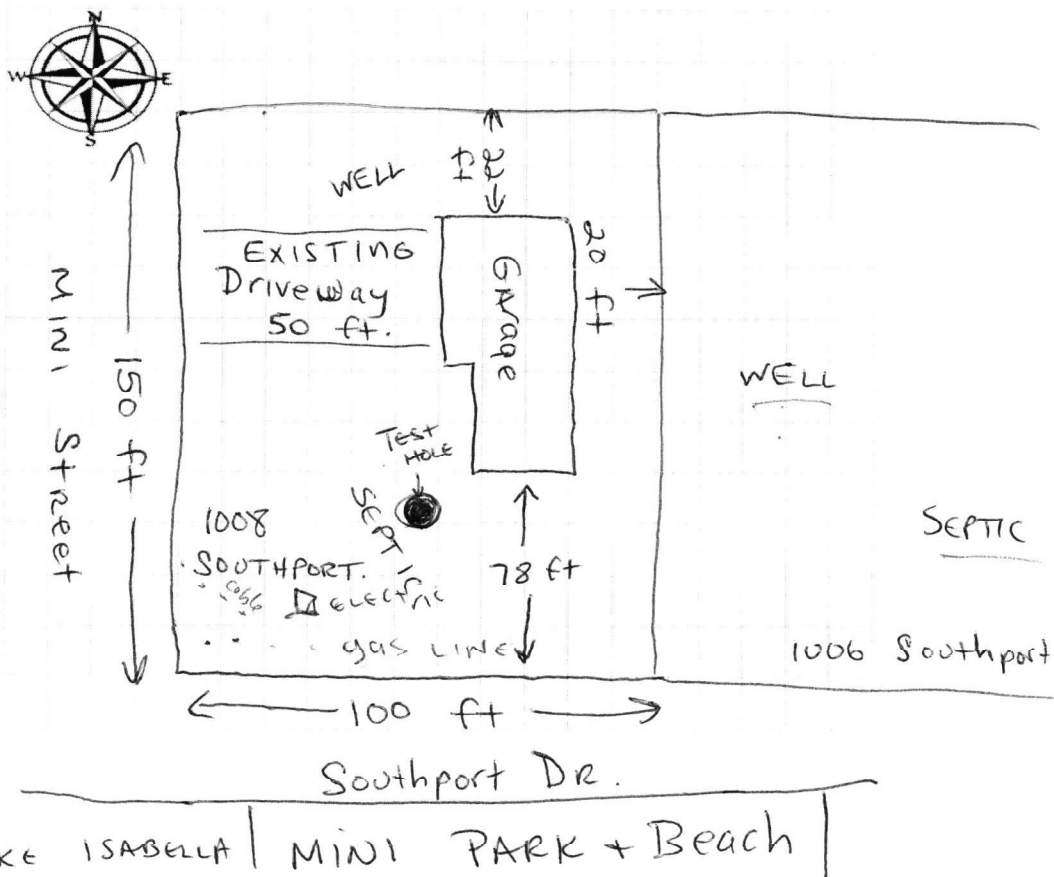
If Yes, please explain:

Will Floor Drains be installed? ☐ Yes ☐ No

### INCLUDE ON SKETCH:

1. Property lines/dimensions
2. Location of any buildings – include distance to roads/landmarks
3. Well locations - (proposed and/or existing) distance to septic/drain field
4. Neighboring well/septic system location
5. Septic tank and drainfield location(s) - proposed and/or existing
6. Location(s) of streets/roads
7. Location(s) of body(ies) of water
8. Location(s) of underground and above ground fuel storage tanks
9. Test hole locations
10. Indicate proposed additions/changes to existing buildings for remodeling
11. Attach existing and proposed floor plan for remodeling.
12. Location of utilities; i.e. electric, gas, phone

### PLEASE COMPLETE A SITE PLAN SKETCH BELOW



## SLU 2023-01 Mailing List

Parcel ID	Owner	Address	City, State ZIP
21-085-00-001-00	Mark & Angela Schofield	1084 El Camino Grande	Lake Isabella, MI 48893
21-076-00-479-00			
21-085-00-002-00	Eric & Marjorie Ho	7221 N. Smith Road	Alma, MI 48801
21-085-00-003-00	Andrew Dicapó & Sydney Cox	5098 W. Jordan Road	Weidman, MI 48893
21-076-00-477-00	Dorothy Snyder	1077 Bundy Drive	Lake Isabella, MI 48893
21-076-00-478-00	Lawrence & Debra White	923 Linda Lane	Sandwich, IL 60548
21-076-00-480-00	Neil Davis	1053 Essex Drive	Lake Isabella, MI 48893
21-075-00-357-00			
21-075-00-359-01	Tyler House & Kelsey Flaughner	1055 Essex Drive	Lake Isabella, MI 48893
21-075-00-356-00	Doug & Dawn Neff	1033 Essex Drive	Lake Isabella, MI 48893
21-075-00-355-00	Dan & Kelley Soeltner	422 Iris Lane	Laingsburg, MI 48848
21-075-00-354-00	Robert Sousa	376 Randolph Road	Rochester, MI 48309
21-003-20-001-01	Hugh Driggs & Lee Ellen Driggs	6591 US Highway 223	Palmyra, MI 49268
	Occupant	1087 Bundy Drive	Lake Isabella, MI 48893
21-075-00-348-00	Rebecca & Raymond Waldorf	1006 Southport Drive	Lake Isabella, MI 48893
21-075-00-347-00	Jack & Barbara Schinderle	11977 Eden Trl	Eagle, MI 48822
21-075-00-345-00	Diane Picklo	35736 Strathcona St	Clinton Twp., MI 48035
21-075-00-346-00			
21-075-00-351-00	Leonard Dreón	5653 Culver	Dearborn Heights, MI 48125
21-075-00-352-00	Deborah Billsby	2754 Weatherwood Ln	Mt. Pleasant, MI 48858
21-075-00-350-00	Sharon Waligora	3001 Herbey Rd.	Canton, MI 48188
21-075-00-342-00	Tom & Annette Stillman	1003 Southport Drive	Lake Isabella, MI 48893
21-075-00-343-00			
21-275-00-344-00			
21-075-00-353-00	Eric & Kimberly Pluff	1010 Southport Drive	Lake Isabella, MI 48893
21-075-00-349-00			
21-003-30-003-00	LIPOA	1096 Queens Way	Lake Isabella, MI 48893
21-075-00-476-00			