



TOWN OF CLEAR LAKE, INDIANA
SPECIAL PLAN COMMISSION MEETING
April 22, 2019

The special meeting of the Plan Commission of Clear Lake, Indiana was held at the Town Hall on Monday April 22, 2019 at 7:00 PM. Present were Commission President Bonnie Brown and members Jim Hauguel, Jaclyn Howarth, Bruce Spangler, Don Luepke and Chris Folland. Absent was member Molly Wehrenberg. Also present were Mike Hawks, Plan Commission attorney and Gary Johnston, Zoning Administrator. There was a quorum.

Commission President, Bonnie Brown called the meeting to order at 7:02 PM.

COMMISSION ACTIONS:

1. Approval of minutes from the Regular Plan Commission meeting held on Monday, February 11, 2019. Don Luepke made a motion to accept the Regular Plan Commission minutes as presented. Seconded by Bruce Spangler. Motion passed with one abstaining.

2. Hearing of PC2019-01 Greg Brown, 1039 South Clear Lake Drive, Fremont, IN 46737; Requested a single lot change to build a new home.

Presented by Greg Richhart of Star Homes.

Secondary structure is grandfathered in because it isn't being torn down; to be included in Commitments. Date on legal notice is April 1, 2019.

Jim Hauguel moved to open the public hearing and Bruce Spangler seconded the motion. Motion carried.

No one in the audience spoke in approval or in disapproval of this project.

Jim Hauguel moved to close the hearing and Bruce Spangler seconded the motion. Motion carried.

Findings: Don Luepke made a motion to make a favorable recommendation to the Clear Lake Town Council. Jaclyn Howarth seconded and the Motion carried.

3. Hearing of PC2019-02 Joseph and Sue Zahradu, West Clear Lake Drive, Fremont, IN 46737; Requested a Waiver for a Minor Subdivision, making five lots. Chris Folland recused himself since he is a neighbor.

Presented by Greg Richhart of Star Homes.

Don Luepke moved to open the public hearing and Bruce Spangler seconded the motion. The motion carried.

Note, date on the legal notice is April 1, 2019.

No comments positive or negative from the audience. The Zoning Administrator received one letter in approval of the waiver.

Bruce Spangler made a motion to close the public hearing which was seconded by Don Leupke. Motion carried.

Findings: Jim Hauguel made a motion to accept the waiver. Seconded by Bruce Spangler. Motion passed.

Bruce Spangler made a motion to approve the final action. Seconded by Jim Hauguel. Motion passed.

Bruce Spangler made a motion to approve the subdivision of the land the findings, seconded by Jim Hauguel. Motion passed.

Motion for the final action was made by Bruce Spangler and seconded by Jim Hauguel. Motion carried.

Owner of the plat has 30 days to complete paperwork with the County and return to TOCL before an ILP can be issued.

OLD BUSINESS:

1. Plan Commission Executive Committee working to prepare for upcoming BZA meeting.
2. Zoning Administrator has approved three ILP's and two coming soon. Also working on parking issues, mail box waivers and request forms for information.
3. BZA report: concern regarding need for clarification on square footage of accessory structure and primary garage on accessory lot vs if all were one building.
4. Enforcement Issues
 - a. Fleeman-240 Penner Drive; Cecil Fleeman provided an update on the cleanup. Target date for completion is July 8, 2019.
 - b. Hewes-130 Penner Drive; Lien filed on March 22, 2019 for \$4950 and will continue at \$50/day.

NEW BUSINESS:

1. Chris Folland made a motion to approve Gary Johnston, Zoning Administrator, as Plan Commission Secretary. Seconded by Jaclyn Howarth. Motion passed 6-0.

2. Discussion of possible 2019 UDO Amendments
- a. Garages: expand total size; 1200 square feet plus shed size; no shed
 - b. Lighting: pollution impact; lumens requirements
 - c. Landscaping: planting of canopy trees vs ornamental trees to meet required standards
 - d. Garages: clarify allowable uses

GENERAL DISCUSSION:

Bruce Spangler made a motion to move the next Regular Plan Commission meeting from May 6, 2019 to June 10, 2019 at 5:30 PM. Seconded by Chris Folland. Motion carried.

There being no further business or discussions President Brown made motion to adjourned the meeting. Seconded by Bruce Spangler. Motion carried and meeting adjourned at 7:57PM.

Bonnie Brown, Commission President

Attest: Molly Wehrenberg, Commission member