

# Town of Clear Lake-Plan Commission

## Meeting Minutes-May 3, 2021

President Bonnie Brown called the meeting to order at 7:04 PM. Members introduced themselves, the following members of the Plan Commission were present:

Dan Rippe  
Bill Hanna  
Jim McClain  
Bonnie Brown  
Tyson Johnston  
Scott Lazur  
John Wilhelm

President B. Brown determined that we have a quorum. Also in attendance: Brenda Eby, Town Clerk and ten Clear Lake residents.

President B. Brown asked the commission if they'd had the opportunity to review the minutes from the March 2, 2021 special P.C. meeting.

**Motion by:**

B. Hanna to approve the minutes of the March 2, 2021 meeting.

**2<sup>nd</sup> by:**

S. Lazur

Motion carried, all in favor.

President B. Brown asked the Commission if they'd had the opportunity to review the minutes from the April 14, 2021 special P.C. meeting.

**Motion by:**

J. Wilhelm to approve the minutes of the April 14, 2021 meeting.

**2<sup>nd</sup> by:**

S. Lazur

Motion carried, all in favor.

President B. Brown opened the hearing after explaining that she is a sister to Joe Moore, the party requesting the hearing. Therefore, she will conduct the meeting but will abstain from voting.

Joe and Melanie Moore of 7610 E. St. Rd. 120, Fremont, IN request a minor subdivision in the Island View subdivision at 933 South Clear Lake Drive, Fremont, IN, one lot: Zoned Lake Accessory, 50' X 100'.

Joe Moore introduced himself and presented his case and his request for a minor subdivision. They are selling a bare lot, 50' X 100', zoned LA. President B. Brown asked for questions.

J. McClain asked for any significance to the lot size. This is the minimum size per the Town. Discussion followed concerning any other future lots as the Moores own several acres of bare land at this location. At this time, there is only one lot being sold. J. Wilhelm called attention to the lot numbers on the plat/map. They are incorrect as this particular plat/map is from before the new numbering system was developed. Discussion followed.

With no further questions from the Commission members, President B. Brown entertained a motion to suspend the hearing and open for public discussion.

**Motion by:**

J. McClain to suspend the hearing and open for public discussion.

**2<sup>nd</sup> by:**

S. Lazur

Motion carried, all in favor.

President B. Brown confirmed that there were no letters or emails received concerning this project. Two people spoke in support, no one spoke against the proposal.

With no further comments, President B. Brown entertained a motion to close the public comment section and return to the hearing.

**Motion by:**

J. Wilhelm to close public comment and return to the hearing process.

**2<sup>nd</sup> by:**

T. Johnston

Motion carried, all in favor.

With no further comment from the applicant, Joe/Melanie Moore, President B. Brown proceeded on to findings of fact.

\* Finding #1: The subdivision of land is consistent with the *Town of Clear Lake Comprehensive Plan*.

\* Finding #2: The subdivision of land satisfies the standards of *Article 06: Subdivision Types*.

\* Finding #3: The subdivision of land satisfies the standards of *Article 07: Design Standards*.

\* Finding #4: The subdivision of land satisfies all other applicable provisions of the Unified Development ordinance.

President B. Brown pointed out the #4 does not apply. All Commission members agree that standards have been met and can answer "yes" to the above conditions. President B. Brown entertained a motion to deny or approve or approve with commitment to this application.

**Motion by:**

J. Wilhelm to approve this application.

**2<sup>nd</sup> by:**

T. Johnston

Motion carried, with six (6) votes in favor and B. Brown abstaining from the vote. D. Rippe suggested some discussion due to the incorrect lot numbers/addresses on the plat/map.

**Motion by:**

S. Lazur to approve this application with commitments. The lot numbers/addresses need to be updated.

**2<sup>nd</sup> by:**

J. McClain

Motion carried, with six (6) votes in favor and B. Brown abstaining from the vote.

The application is approved but will not be signed until the addresses are corrected/updated. This concludes the hearing.

Moving on to old business, discussion was held about the proposed changes to the UDO. President B. Brown explained to the audience that the proposed changes were made to correct grammar and to clarify, make more user friendly. T. Johnston used the proposed changes to UDO #2018-06 as an example of how it was made easier to read/understand. The proposed changes will be put on the Town's website for public viewing.

With no other questions or discussion pertaining to the proposed changes to the UDO, President B. Brown entertained a motion to approve the proposed changes to be published.

**Motion by:**

D. Rippe to approve the changes as written.

**2<sup>nd</sup> by:**

T. Johnston

Motion carried, all in favor.

President B. Brown gave special thanks to D. Rippe for his work on these proposed changes.

This concludes old business, moving on to new business, President B. Brown asked for any questions or comments from the Board. There were none so she asked for any from the audience. Wendy Wick spoke with concern about her sewer grinder and whether a grinder can be shared. President B. Brown advised her that this would be something to discuss with the Town Council, not the Plan Commission. She was pleased to be told that D. Rippe, who sits on the Plan Commission and the Town Council will sit down with her to address her concerns.

J. McClain brought up his dealings with the County offices concerning zoning/address changes and updates. Mr. McClain has found through working with the County that over the past few years, changes are not being made in a timely fashion. A lengthy discussion followed as to the best way to address the issue and whether Mr. McClain has the authority to pursue answers as

to why changes are not being made in a timely fashion. Should zoning/address changes be handled differently by the Town to ensure that they are handled correctly by the County offices. Everyone is in agreement to have Mr. McClain visit the County offices to try to find a solution.

With no further discussion, President B. Brown entertained a motion to adjourn.

**Motion by:**

T. Johnston to adjourn the meeting.

**2<sup>nd</sup> by:**

S. Lazur

Motion carried, all in favor.

Meeting adjourned at 8:03 PM.

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Bonnie Brown, Plan Commission President

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Attest: Brenda Eby, Clerk

