

**Town of Clear Lake
Plan Commission
Staff Report**

Case Number: 2022-01

Procedural Type: Rezoning of Land

Applicant/Owner: James and Anne Skinner

Location: 416 Point Park Drive, Fremont IN 46737

Current Zoning: Conservation District (CO) – Across Point Park Drive

Proposed Zoning: Lake Residential (LR)

Current Use: Undeveloped

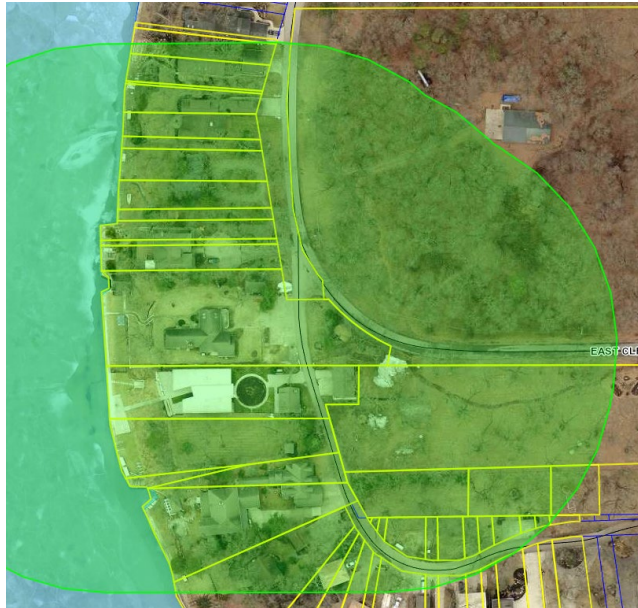
Proposed Use: Garage and Parking

Hearing Date: August 2, 2022, at 7:00 PM
Clear Lake Town Hall

Required Notice:

- Legal Notice was published in the *Herald Republican* on July 15, 2021.
- Legal Notice was also posted at the Clear Lake Town Hall, Clear Lake Marina, Clear Lake General Store and TOCL website.
- Four (4) adjacent owners were sent legal notices with a certificate of mailing
- Ten (10) interested property owners were sent “courtesy notices” by regular mail.

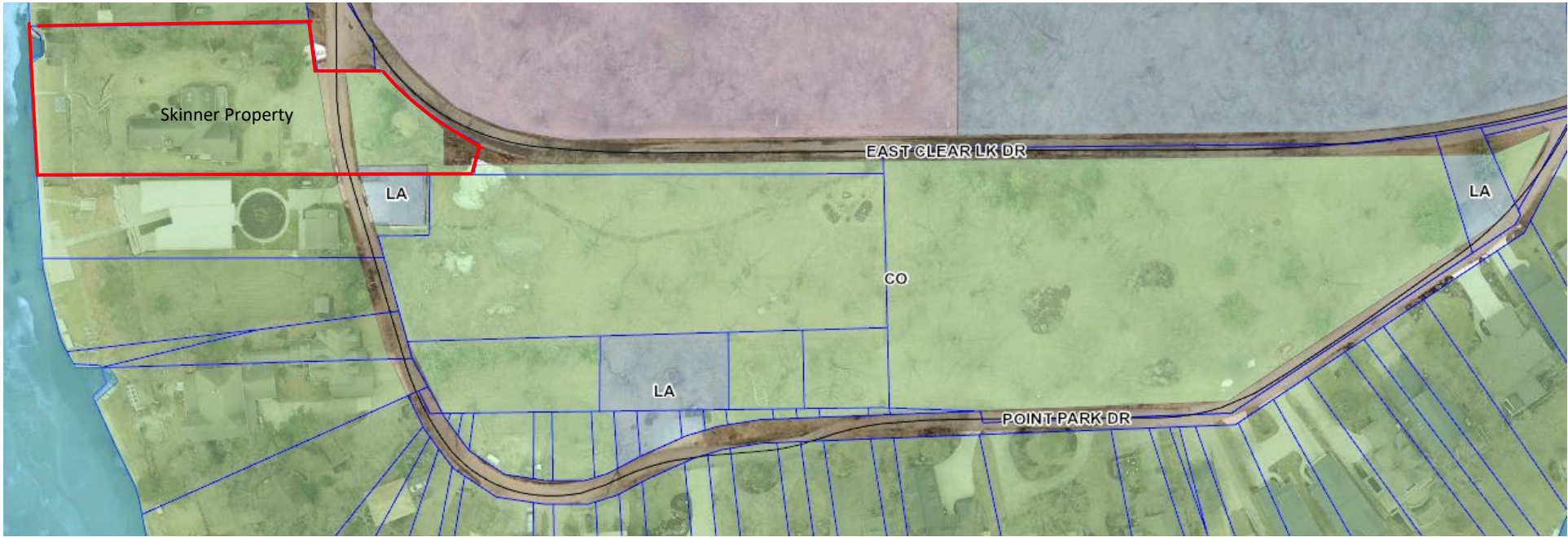
Notification Sent to Adjacent and Property Owners within 300 feet:



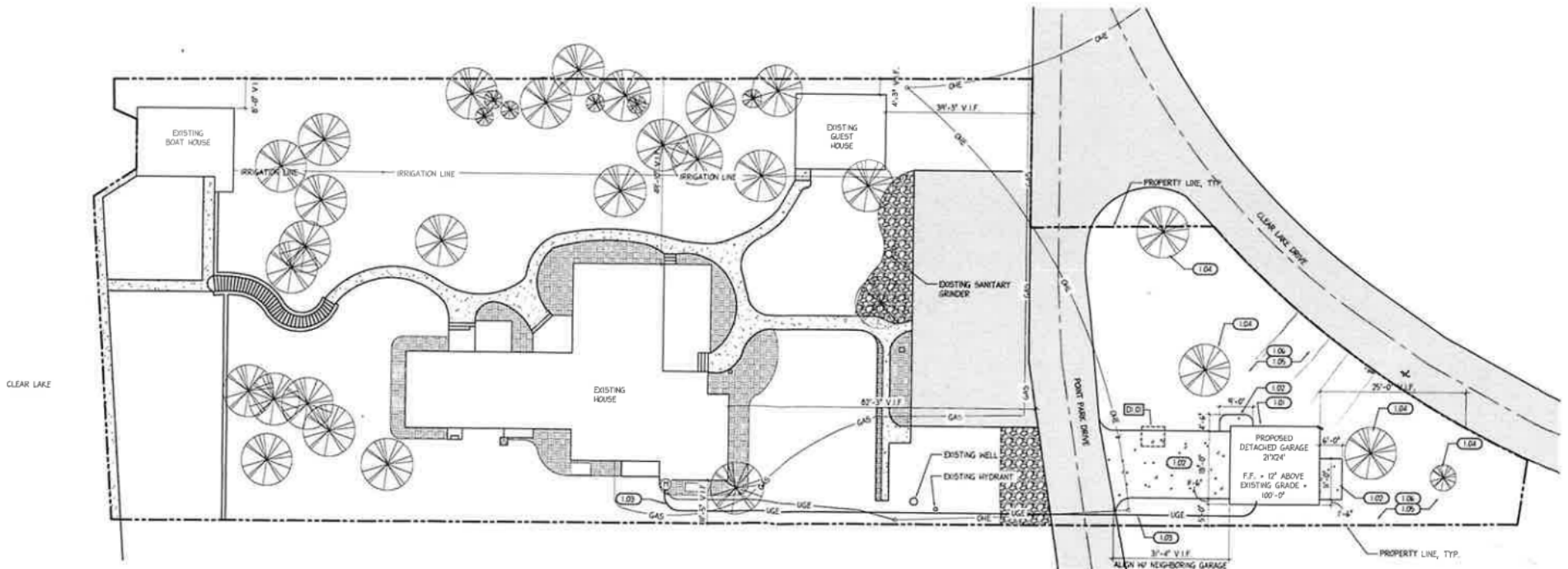
Property Owners within 300 feet to 416 Point Park Drive						
Lake Address	Owner Mail Address	City	State	Zip Code	Name	Certified letter
402 East Clear Lake Dr.	4200 W. Fox Chase Court	Muncie	IN	47304	Jim and Margaret Lowry	Yes
406 East Clear Lake Dr.	5272 Canary Ct	Carmel	IN	46033	Mathew and Hannah Ott	
408 East Clear Lake Dr.	7128 Crosscut Ct	Fort Wayne	IN	46804	Arnold Tonne	
410 East Clear Lake Dr.	8283 Amberleigh Way	Dublin	OH	43017	Miles Durfey	
414 East Clear Lake Dr.	414 East Clear Lake Dr	Fremont	IN	46737	Sue Ann and John Compo	Yes
420 Point Park Dr	338 N. Kenilworth Ave	Oak Park	IL	60302	Bill and Judy Greffin	Yes
421 Point Park Dr	111 Gecowets Dr	Fremont	IN	46737	Clear Lake Township Land Conservancy Inc	Yes
424 Point Park Dr	7639 Oakhurst Ln	Columbus	OH	43235	Mike and Pat Franz	
426 Point Park Dr	12405 St Joe Road	Grabill	IN	46741	Tim and Lori Wagner	
428 Point Park Dr	1600 Runnymede Rd	Dayton	OH	45419	John Winch	
430 Point Park Dr	647 West Melrose St Apt. 4	Chicago	IL	60657	Eric and Jennifer Rockhold	
432 Point Park Dr	432 Point Park Dr	Fremont	IN	46737	Todd and Barbara Rumsey	
434 Point Park Dr	434 Point Park Dr	Fremont	IN	46737	Jon and Janet Zachrich	
436 Point Park Dr	7145 East Tanglewood Road -92	Roanoke	IN	46783	John and Cindy McMillen	
Owner						
416 Point Park Dr	6727 Mallard Cove Place	Fort Wayne	IN	46804	Skinner James W & M Anne	

Zoning:





Site Plan



The proposed project is to build a 21' x 24' garage across the road in the rezoned area.

Variations needed if rezoning is approved:

- Allowing three accessory structures on the property. The UDO only allows two accessory structures.
- The proposed garage is estimated to be 4 feet into the ECLD property line setback.

Variations needed if rezoning is not approved:

- The proposed garage is estimated to be 14 feet into the ECLD property line setback.
- The proposed garage is 3.7 feet into the Point Park Drive property line setback.
- The proposed garage is 30 feet into the south property line setback.

2013 Comprehensive Plan Excerpts:

Policy 2.1: Balance the preservation of the lake environment with the needs of a growing year-round population.

Objective 2.1.1: Ensure development conforms to the Town's land use regulations recognizing that many lots around the lake possess unique and sometimes challenging features.

Policy 6.1: Encourage and assist with the preservation of natural areas around Clear Lake.

Objective 6.1.1: Preserve and enhance the lakeside, resort ambiance of Clear Lake and neighboring areas.

Policy 7.2: Ensure land use regulations have sufficient flexibility to allow property owners and the Town to propose measures to adapt development to unique and difficult site conditions, preserve open space and natural resources, and avoid negative impacts on surrounding properties.

Objective 7.2.2: Ensure that reconstruction and rehabilitation of properties in the Town of Clear Lake are consistent with a residential lake setting.