Town of Clear Lake - Plan Commission
Special Meeting Minutes – August 8, 2011

Plan Commission President Chris Folland called the Special Meeting to order at 5:00 PM. President Folland introduced the members of the Plan Commission.

Chris Folland
Bill Geiger
Bob Lewis
Mike Long
George Schenkel
K. Sue Williams

It was determined that a quorum was present.

Folland also introduced Neal Blythe, Town Attorney and Amy Schweitzer, Zoning Administrator.

Folland stated that the purpose of the meeting was to conduct a public hearing on proposed changes to the Town of Clear Lake's Unified Development Ordinance. Mrs. Williams made a motion to open the public hearing. Mr. Lewis seconded the motion. President Folland asked the audience for comments. Seeing that no one was present, President Folland entertained a motion to close the public hearing. Mr. Schenkel made a motion to close the public hearing. Mrs. Williams seconded the motion to close the public hearing.

Folland entertained a motion to adjourn the meeting. Mr. Lewis made a motion to adjourn the Special Meeting of the Plan Commission. Mr. Geiger seconded the motion. Motion carried; meeting adjourned at 5:02 PM.

Two (2) members of the public came into the adjourned meeting. At 5:05 PM, Mrs. Williams made a motion to re-open the Plan Commission meeting. Mr. Lewis seconded the motion.

Mr. Jerry McArdle, 318 Lake Drive, thanked the Commission for re-opening the meeting. McArdle made the following comments or questions:

- Who wanted the term "allowed" changed to "permitted?"
- Why was the new "occupiable accessory structure" not permitted in Lake Residential and Single-family Residential districts? Folland stated that the creation of "occupiable accessory structures" does not change anything in the UDO – it just gives a new name to the accessory structures that allowed occupancy in the Lake Accessory district. There was discussion about workshops in Lake Residential districts.
- The district intent in Lake Accessory – there is no definition of living space. Discussion about "intent" in general, followed.
- Page 5-6, McArdle reminded the Plan Commission that metal siding does not have to be ugly.
- Page 5-7, McArdle indicated that swimming pools were permitted, but asked if dressing rooms would be permitted. There is no definition for pool house, even though dressing rooms could be included in that definition.
- Lake Residential district, the UDO does not permit "sport courts" in the lake yard, and this could have unintended consequences for folks that might want to install a shuffle board court, croquet, sandbox, etc.

- Are accessory building types – such as occupiable and storage – allowed to be combined? Folland stated in Lake Accessory districts, they can be combined as long as they do not exceed 1,200 square feet in area.
- Page 5-9, regarding storage-based accessory structures for multiple-family projects, "group garages" seem to be prohibited.
- Page 5-12 limits the maximum roof pitch allowed. McArdle stated that he has 16:12 on his cottage, and there is a particular type of architecture where steeper is better. The Commission responded that the pitch restriction eliminates A-frames.
- The "compatibility requirement" should be in Architectural Standards.
- Page 5-14, regarding elevated decks in the street yard. There was discussion about balconies being considered elevated decks and how balconies can be a visual asset to the structure. Folland stated that there had been other discussion about permitting a front door-type stoop, but he believed a size limitation would be necessary. Also concerning elevated decks, why can't they be screened in? Folland stated that it becomes a structure. The terminology "screened" and "enclosed" were questioned. There was discussion about enclosing an elevated deck that is within the building envelope.
- Page 5-15, Mr. McArdle suggested "licensed architect" be added. And, asked why the Town cares how big attached livable space is?
- Page 5-23, dog runs are no longer allowed in front yard.
- Fences are now required to be ten (10) feet back from the street. There was discussion about allowing adequate area for snow plowing, trees, safety, landscaping, and walking since there are no sidewalks. Mr. Lewis stated this was being done for public safety issues.
- Page 5-39, the changes in Foundation Planting requirements.
- Page 8-4, regarding being able to use an existing foundation, Mr. McArdle stated that based on calculations, his foundation is only about ten percent (10%) of the cost. Also, McArdle asked who was responsible for obtaining the bids – the homeowner or Zoning Administrator?

Mr. Knight Anderson asked about ILP's being required for playsets, and based on what is written, if his typical swing set is anchored to the ground, a permit is required. Anderson suggested that typical old-fashioned style swing sets should not be required to obtain a permit.

Mr. McArdle continued with his comments and questions:

- Page 9-6, is soil scientist the correct term? The term "expert" was suggested.
- Page 11-4, the definition of Attic, the term "joists" should be used instead of "rafters."
- Page 11-8, there were questions about switching the height of an Elevated Deck from thirty-six (36) inches to twenty-nine (29) inches. McArdle stated the law is thirty (30) inches. The Commission asked the Staff to contact the Building Department to confirm.
- Page 11-15, there were some general questions about what is included in the definition of Floor Area.
- Page 11-15, the definition of Footprint does not include areas that might be supported by columns.
- Page 11-17, the graphic for Landscape Areas shows perimeter landscaping on the residential lot and that is not a requirement.
- Page 11-19, definition for Lot Area needs to state how the average water level is determined.
- Page 11-23, definition for Outdoor Kitchen seems to include grills.

There being no additional comments, Mrs. Williams made a motion to adjourn. Mr. Lewis seconded the motion. Motion carried; the reconvened Special Meeting of the Plan Commission adjourned at 6:35 PM.

Amy Schweitzer

Amy Schweitzer, Secretary

Plan Commission Special Meeting
August 8, 2011
Sign-In Sheet

Name	Address
Knight Anderson	309
JERRY MEARDLE	318