

Town of Clear Lake - Plan Commission Meeting Minutes – May 6, 2013

Plan Commission President Mike Long called the meeting to order at 7:00 PM. The following members of the Plan Commission were present.

Bonnie Brown
Emma Brown
Roger Dammeier
Chris Folland
Bob Lewis
Mike Long

Plan Commission member Alan Korte was absent. Zoning Administrator Amy Schweitzer was present for the meeting. President Long concluded that there was a quorum before announcing that Mr. George Schenkel had resigned from the Plan Commission, and Mr. Alan Korte would be filling that position.

President Mike Long stated the minutes of the February 4, 2013 meeting had been made available. Hearing no questions or comments on the minutes, Long entertained a motion to approve the minutes of the February 4, 2013 meeting as presented. Mr. Folland made a motion to approve the minutes of the February 4, 2013 meeting as presented. Mr. Lewis seconded the motion. Motion carried with all in favor.

President Mike Long announced that the Plan Commission would be holding a Public Hearing and hearing public comments on the *2013 Update to the Comprehensive Plan*. He entertained a motion to open the Public Hearing. Mr. Folland made a motion to open the Public Hearing for the *2013 Update to the Comprehensive Plan*. Mr. Dammeier seconded the motion. Mr. Long opened the Public Hearing and noted that there was no one in the audience. After a brief pause, Mr. Long entertained a motion to close the Public Hearing. Mr. Folland made a motion to close the Public Hearing; Mr. Dammeier seconded the motion. Motion carried with all in favor; the Public Hearing was closed.

Ms. Bonnie Brown made a motion to re-open the regular meeting of the Plan Commission. Mr. Lewis seconded the motion. President Long announced the regular meeting of the Plan Commission was re-opened and asked the Plan Commission members for discussion on the *2013 Update to the Comprehensive Plan*. Ms. Bonnie Brown stated that she thought it was re-worded very well and is clearer. Other Plan Commission members agreed. Mrs. Schweitzer reported that one comment had been received from the public on the classification of a portion of the “Y” on Sand Point Road in the Thoroughfare Plan Map on page 55. The comment was that the west portion of the “Y” should not be classified as a Minor Collector. Schweitzer reported that the Executive Committee had discussed this issue and after reading the description of Minor Collector, determined the Minor Collector classification was appropriate. The Plan Commission agreed.

Schweitzer told the Plan Commission the Executive Committee had commented that additional street name labels on the two (2) maps could be helpful. Schweitzer provided three (3) options from Chad Hoover, Steuben County GIS Coordinator, which included additional street name labels. The Board liked the option labeled #4 the best. Mr. Folland made a motion to use the street name labeling on the option identified as #4 on the Thoroughfare Plan Map and the Future Land Use Classification Map in the *2013 Update to the Comprehensive Plan*. Ms. Bonnie Brown seconded the motion. Motion carried with all in favor.

There being no additional discussion on the *2013 Update to the Comprehensive Plan*, President Long entertained a motion to certify the *2013 Update to the Comprehensive Plan* and forward it to the Town Council. Mr. Folland made a motion to certify the *2013 Update to the Comprehensive Plan* and forward it, with a favorable recommendation, to the Clear Lake Town Council. Mr. Dammeier seconded the motion. Motion carried with all in favor. An official "Certification" was made available for President Long and Secretary Schweitzer to sign.

The Plan Commission recognized and thanked the Steering Committee that played a vital role in the development of the *2013 Update*. Members of that committee included Rick Eckert, Chris Folland, Mary Lee Gecowets, Bruce Spangler, and Nancy Webster. Mr. Long and Mr. Folland will both be in attendance at the upcoming Town Council meeting to present the *2013 Update* and answer any questions the Council might have.

In other Old Business, Mr. Long and Mr. Folland reported that the Plan Commission Executive Committee had met in April. The meeting included a brief discussion about the *2013 Update to the Comprehensive Plan* as well as discussion on this year's amendments to the Unified Development Ordinance. Long stated the committee would probably meet again in July or August to review the amendment again before it goes to public hearing. Driveways and the use of limestone for driveways/parking surfaces have been discussed. Mr. Folland suggested a study committee be created to explore the impacts of using limestone and report back to the Plan Commission. Mr. Dammeier agreed to head the study group, and Mrs. Emma Brown agreed to be part of the study group.

President Long asked for the Zoning Administrator's report. Mrs. Schweitzer stated that Mr. Bob Adams, 276 Lakeview Drive, had completed the Administrative Subdivision process.

In New Business, President Long told the Plan Commission that Amendment #8 to the Unified Development Ordinance was in rough draft form for the Plan Commission's review. Mrs. Schweitzer went through the proposed amendments. Ms. Bonnie Brown questioned elevated decks not being permitted on the street side of homes, even if they are within the building envelope. Executive Committee members agreed that aesthetics was the main concern for not permitting elevated decks on street side facades.

One modification was made to the rough draft of the proposed amendments, and that was requiring landscaping standards for new storage-based accessory structures that are on a permanent foundation. Mr. Folland made a motion to move forward with the proposed amendments by sending them to Ground Rules Inc. for "red-penning" with the modification. Mr. Dammeier seconded the motion. Motion carried with all voting in favor.

Schweitzer distributed a rough draft of amendment concerning the floodplain standards (amendment #8FP), explaining that the floodplain standards would be removed from Article 5 of the Unified Development Ordinance and added as an appendix. The new floodplain standards would need to be approved by the Indiana Department of Natural Resources. The Town is awaiting an official map date from the Indiana Department of Natural Resources for the floodplain standards before the standards can be submitted for approval. Mr. Dammeier made a motion to forward the floodplain amendments to Ground Rules Inc. for red-penning. Mr. Lewis seconded the motion. Motion carried with all in favor.

Mr. Lewis recognized Amy Schweitzer (Zoning Administrator) and Dave Harris for hard work and follow-up on the new floodplain map, to make sure it is the most accurate it can be.

Hearing no additional business, President Long entertained a motion to adjourn. Motion to adjourn made by Mr. Folland and seconded by Mr. Dammeier. Motion carried; meeting adjourned at 7:57 PM.

Amy Schweitzer, Secretary