



Clear Lake NEWS

January-March 2006

Greetings

Hi Lakers,

On behalf of the Clear lake Association, I wish you and yours a happy, healthy and prosperous New Year. As President of the Association, I would like to thank you for your support of the Association and its activities. I am a "nonresident" president but one who has enjoyed Clear Lake for many years. I know the Association will continue to be guided by its mission statement and bring benefit to ALL who enjoy life at Clear Lake.

My husband and I spent New Years at Clear Lake enjoying the lights twinkling off of the lake. The light snow cover and open water of the lake made us question the time of the year. We know that winter is yet to come...with lots of snow and safe ice travel on the lake.

The board members of the Association will be meeting soon to plan projects for 2006, addressing issues of Clear Lake and to share information of interest to Clear Lake property owners. To encourage your comments, questions or concerns for our board meeting discussions, I have included my email address and my telephone number. Please send me your feedback or write to me c/o the Association at P. O. Box 38, Fremont IN 46737.

Mary Lee Gecowets, President
jgexvp@aol.com
937-653-7298



Town Council 2005 review

The Town Council would like to take the opportunity to thank the citizens of Clear Lake for their patience and support during 2005. It was a year of learning for us and also a year of progress for the Town.

In January the Town Council hired Robert Hull, former town manager of Fremont, as the Town Superintendent. Mr. Hull's expertise assisted your Town Council in many ways and his efforts have benefited us all.

The vast majority of homes and cottages were connected to the sanitary sewer system during the year. Only about six properties (out of approximately 600) remain to be connected to the system and the Town is taking steps to require full compliance with our sewer ordinance. After an initial glitch with the sewer pump station over the July 4th holiday, the town experienced minimal problems and we are happy to report that our sewage flow to the Town of Fremont has been well within our contractual allotment. The sewer moratorium for new hook-ups was lifted at the November council meeting and an application procedure is now in place. Additional information of applying for a new connection can be obtained by contacting Bob Hull at the Town Hall.

Over two miles of town streets were resurfaced in 2005 and the potholes in the town were all filled. The Town has budgeted for an additional two miles of street resurfacing in 2006. Superintendent Hull, along with Drodzik Engineering, Inc., has initiated a study of street drains and catch basins around the lake and will develop a strategy to increase water drainage in 2006.

As most residents are aware, in 2005 the Town negotiated a favorable multi-year contract with Tri-State Waste Services of Bryan, Ohio. The contract enabled the Town to keep the yearly cost to residents at the same level as 2004. Weekly collection of garbage is scheduled for pick-up on Monday and monthly collection of recyclables is the 1st Monday of each month. Spring and fall unlimited pickup for heavy items

are also in the contract. See your Town Directory for scheduled pick-up dates. Concerns or complaints regarding garbage pick-up can be directed to Tri-State at their toll-free phone number (800) 589-7852 to (419) 636-2272 or you may contact the Clear Lake Town Hall at (260) 495-9158 regarding service.

The Fremont Fire Department contract continues to provide emergency medical response, fire fighting, and rescue operations to the Town of Clear Lake. The department became a part of the Town of Fremont government in 2005 and hopes to add full-time personnel in 2006. This will result in lowering response time to emergencies as well as fund needed and necessary fire equipment.

M & C Trenching is contracted for snow removal in the Town for 2005/2006 and has done an admirable job. Town streets were cleared much more quickly than state and county roadways during our December snowstorms. A huge "thank-you" goes out to Mike Stuckey and his crews!

In 2005 the Town connected our three weather emergency sirens to the Steuben County warning system. The sirens will now be activated by the County's 9-1-1 system. In addition, a remote activation system has been installed in the Town Marshal's vehicle.

The Clear Lake Association's generous contribution to the Town to purchase swim buoys continued in 2005. To provide adequate protection to all lake users, it is the goal of the Town to provide cottage owners with buoys to be placed at 300-foot intervals around the lake. The Town Marshal completed a survey of buoy locations in 2005 and found that some areas around the lake are lacking adequate buoys while others are at intervals closer than recommended. The Marshal also reports that some buoys were located beyond the 200-foot limit from shore that state law prescribes. If you would like a swim buoy to place in front of your cottage and no neighbor has one closer than 300 feet, please contact the Town Marshal.

In 2005 Council President Jack McArdle appointed an ordinance review committee to examine existing ordinances and to make recommendations for needed changes to the Clear Lake Plan Commission. Several ordinance

revisions were recommended. The committee will continue its work in 2006.

The codified ordinances of Town of Clear Lake have not been updated since 2003 and changes in ordinances that have occurred since then have been submitted to the publisher for re-codification.

The Town Council continues to pursue construction plans for the new town hall. The town is negotiating the purchase of a suitable site and, when that is completed, plans to begin construction as soon as possible.

Several groups and individuals recommended an examination and possible update to the Town of Clear Lake's Comprehensive Master Plan that was compiled in the mid to late 1960's. On January 5, 2006 representatives from the Clear Lake Conservancy, Plan Commission, Board of Zoning Appeals, Clear Lake Association, a former Council President, and several interested citizens met with the Town Superintendent and representatives of Region III-A Economic Development District & Regional Planning to discuss the need for such a plan. The representatives at the meeting unanimously agreed that the Town examines alternatives for developing such a plan. Region III-A will submit the proposal to the Town Council at its February monthly meeting.

Town Attorney Donald Stuckey submitted his resignation to Town Council effective Dec. 31, 2005 citing an increasing workload from other clients. Mr. Stuckey served the Town for over five-years and has done a very credible job of representing us. The Town Council is actively searching for his replacement.

The Clear Lake Town Council wishes you a happy and prosperous New Year.



Clear Lake Association

The board members of the Association will be reviewing the "objectives" of the Clear Lake Association and welcome your input. The Association Mission Statement is:

The mission of the Clear Lake Association is to initiate and support projects that benefit the Clear Lake community and to inform and

represent the association members in regard to proposals and activities that impact them.

This mission statement guides our objectives which are:

1. To maintain projects that adds value to the Clear Lake community. These include the fireworks display, donations to the town to purchase and maintain swim buoys, Canada geese removal and control, financial aid to the Lions Club 5k/10k race, directional road signs and roadside cleanups.
2. To support and/or encourage organizations that is important to a viable Clear Lake community. These include, but are not limited to the Clear Lake Township Land Conservancy, Fremont Fire Department, Ski Club and Lions Club.
3. To inform the Association members about the deliberations and actions of the Clear Lake Town Council, its boards and employees through the Clear lake News, the Association annual meeting and other communications.
4. To represent Clear Lake on the Steuben County Lakes Council and support this organizations efforts to preserve the ecology of our lakes and waterways.
5. To initiate new activities that will provide additional benefits to the Clear Lake community.

The Clear Lake Association is actively soliciting your ideas for new ways to enhance the quality of life, and continue the traditions of the past for all Clear Lake property owners.

Please contact any of the Association board members with your ideas. The board members for 2005-2006 are:

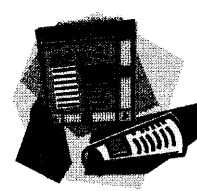
- Greg Brown 495-2278
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- Bill Zeller 419-633-3333
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- Ellen Newcomer 847-733-8738
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Ex-officio:

- Bob Lewis 260-490-3504
statefarmbob@comcast.net
- Larry Armstrong 495-3121
armstronglarry_kay@msn.com

Town officials are listed in the front of the directory and emails can be sent utilizing the town website www.townofclearlake.org and clicking on Contact Us to send an *Easy Message*.



Clear Lake Website

The Town of Clear Lake's official website www.townofclearlake.org contains information pertaining to the Town's governance. The website is home to items such as public statements, official forms, office hours, board minutes and legal notices.

Some of the useful content available:

- Application forms for Improvement Location Permits (IPL), Developmental Variances and New Sewer Connections under the Forms section.
- The office hours of the Clear Lake Clerk/Treasurer and the Zoning Inspector.
- The official minutes of the Town Council, Board of Zoning Appeals, and the Plan Commission under the Meeting Minutes section.
- Public Notices, Meeting Agendas, public statements, and general news.

- The Clear Lake News Archive
- Clear Lake Calendar of Events
- Coming in the 2nd quarter of this year ... Clear Lake Code of Ordinances.

Another site of interest to Clear Lakers is www.clearlakefun.org which is run by one of our residents. This fun site offers such things as live web cams shots of the lake, a weather station reporting from the shores of Clear Lake, written and pictorial histories of Clear Lake, and a message board for your comments. Also links to other Clear Lake organizations are available.

By periodically checking these websites you can keep abreast of Clear Lake and the Town's activities even when you are away.

Christopher Folland
Webmaster

Clear Lake Township Land Conservancy, Inc.

We are pleased to tell you our Spangler Grove project at the Northeast corner of the lake is progressing quite well. Over 50 Clear Lake volunteers joined together to plant 1400 prairie grass plugs on a beautiful late Summer Saturday morning and completed our project in about 2 hours. We all look forward to Spring results. Prairie seeding the interior was finished by late Fall and 19 of 27 oak and flowering trees were planted and mulched by the end of December.

The support we have received from those who love Clear Lake (and love those who do) has been overwhelming with over 80 financial contributions received in 2005.

This year looks exciting and challenging with new land acquisitions planned, along with stewardship of the land we already own.

Thanks to everyone who donated their time, land, and funds to us. Our nature parks are for Clear Lake and its future generations.

Paul R. Federspiel, President

Property Owner Information Up to date?

Please notify the Town Clerk/Treasurer of any changes in your addresses, telephone numbers, email or emergency contact information. You can mail your changes to the town hall, 122 Outer Drive-Clear Lake, Fremont IN 46737, or

use the town's website by clicking on Owner Information and completing the form.

Report from the Board of Zoning Appeals

The year 2005 was a busy year for the Board of Zoning Appeals (BZA). During our seven meetings the board conducted 23 variance hearings in which applicants requested a total of 26 code exceptions (19 were approved, 5 were denied & 2 withdrawn). Two Appeal Hearings (1 was upheld & 1 was overturned) were also held.

Also in 2005 a review of the board's operation, practices and procedures was undertaken, resulting in the adoption of revised board procedures, rules and an updated application process. The main goal of this review was to assure that the board is in compliance with current laws, make the process more transparent, and standardize the application process.

Board Rules

Town of Clear Lake Indiana – Board of Zoning Appeals (BZA)

1. The board shall hear all matters as mandated by Indiana Code 36-7-4-918.1, 36-7-4-918.2 and 36-7-4-918.3.
2. The board shall operate as mandated under Indiana Code 36-7-4-918 and Clear Lake Code 154.100.
3. Deadlines:
 - Developmental Standard Variances, Use Variances, and Special Exceptions: All applications must be submitted no later than 21 days prior to a scheduled BZA meeting. All application requirements must be met by deadline.
 - Issues To Be Heard Not Requiring Public Notice: All applications and agenda requests must be submitted 7 days prior to a scheduled BZA meeting.
 - Appeals of Zoning Inspector's Decisions: Notice of appeal must

be submitted to the Clear Lake Clerk/Treasurer no more than 90 days after the Zoning Inspector's decision. The appeal must be made in writing. A hearing date for the appeal will be scheduled by the President of the BZA based on the board's existing schedule.

- Special Exceptions, Developmental Standard Variances, And Use Variances: The granting of any special exception, use variance, or developmental standard variances expires at the end of one year from the date of granting by the Board of Zoning Appeals unless construction is commenced within the one year period.

All variances, special exceptions, developmental standard variances, and/or use variances are based upon the plans submitted at the time of the public hearing. Any changes in the plans require additional approval by the Board of Zoning Appeals prior to the construction.

4. Variance Application Requirements:

- Drawings to scale of proposed project including all elevations and exterior materials list.
- Site plan to scale showing property lines, existing improvements and proposed improvements. A certified boundary survey.
- A copy of property's deed (deeds).
- If requesting a new sanitary waste connection, a letter of acceptance from the Clear Lake Town Council to connect to the Clear Lake sewer system.
- On your proposed building site, stakes showing your building locations and your property lines.

Application requirements must be completed before variance hearings will be scheduled.

During our December meeting the BZA voted to increase the number of regular meetings from four to six in 2006. The board will meet on the 3rd Monday in February, April, June, August, October & December at 7 pm.

The deadline for variance applications is 21 days prior to the meeting date. To apply for a variance you must apply in person for an Improvement Location Permit (ILP) and have it reviewed by the Zoning Inspector. Upon receiving a denial of your ILP you must submit your completed Variance Application (available at the Clear Lake Town Hall or on the town's website) and application fee in person to the Zoning Inspector prior to the deadline.

Christopher Folland, President
Board of Zoning Appeals



**Prepare Now for July 4th
2006**

Do what? That's over six months away! The Clear Lake Association encourages all property owners to display luminaries along the lake front or dock during the holiday but especially on **Saturday July 1** for the associations fireworks display.

Milk jugs are a common household waste product which provides an easy way to make these decorations. All you need is a 1 gallon plastic milk jug, sand or gravel, scissors and a votive candle.

Clean the bottle with soap and water. Cut the top off the jug so that you still have the handle but the front top part of the jug is open. Place about two inches of sand or gravel in the bottom of the jug and place the votive candle in the center of the jug. Have fun make as many as possible to light up the lake for everyone to enjoy.

Have you noticed?!

- At last count sixteen swans have been on the lake since before Christmas.
- Several people have observed an eagle around the island and the east shore.
- Several crews trimming and removing trees and shrubs around utility lines.

Calendar of events

January

2-Recycling pick-up-Plan commission, 7:00 p.m. Town Hall-122 outer drive

9-town council meeting, 7:00 p.m., St Paul Catholic Chapel-700n & 875e

February

6-recycling pick-up

13- Town council meeting, 7:00 p.m., St Paul Catholic Chapel-700n & 875e

20-Board of zoning appeals, 7:00 p.m., St Paul Catholic Chapel-700n & 875e

March

6- Recycling pick-up

13- Town council meeting, 7:00 p.m., St Paul Catholic Chapel-700n & 875e

July 1st

Clear lake association fireworks show (at dark) and luminary display

The Clear Lake Association provides the funding for the publication and mailing of the "Clear Lake News". The purpose of this publication is to communicate Clear Lake town government and other Clear Lake organizations activities to all property owners.



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