

Notice of Public Hearing
To: All Citizens and Residents of the Town of Clear Lake, Indiana

Notice is hereby given to all interested parties that the Plan Commission of the Town of Clear Lake, Indiana, will conduct a Public Hearing on Monday, August 1, 2016 at 7:00 PM in the Clear Lake Town Hall located at 111 Gecowets Drive, Fremont, Indiana. The hearing will be to consider amendments to the Town of Clear Lake's Unified Development Ordinance (Ordinance No. 2009-04). The proposed Unified Development Ordinance and any subsequent amendments apply to the entire corporate limits of the Town of Clear Lake.

In summary, the proposed amendments include:

- Changing the Rear Yard Setback in the SR District;
- Updating Architectural Standards to ensure consistency with desired lake character;
- Clarifying language about deck encroachment, fence materials, and determining applicable setbacks for corner and irregular-shaped lots;
- Strengthening language about erosion control, fencing in the Lake Yard envelope, and expansion of legal non-conforming uses;
- Adding decorative cupolas as an exception to height standards;
- Standards for fuel storage tanks;
- Exempting patios from Rear Yard Setback;
- Adding Improvement Location Permit prerequisites including sewer connections and construction parking requirements;
- Adding sewer connections to variance prerequisites;
- Administrative Subdivision – increase maximum number of lots that can be combined and updating the procedural and approval process to allow the Zoning Administrator or Plan Commission Executive Committee member to transfer to the full Plan Commission for approval.
- Update and/or add various definitions

A complete copy of the proposed amendments can be reviewed at the Clear Lake Town Hall located at 111 Gecowets Drive, Fremont during regular business hours, or can be found on the Town's website, www.townofclearlake.org.

Written objections that are filed with the Secretary of the Plan Commission prior to the hearing will be considered. Oral comments will be heard at the hearing. The hearing may be continued from time to time as necessary.

Questions should be directed to the Zoning Administrator at 260.495.9158 or zoning@townofclearlake.org.

Dated this 13th day of July, 2016.

Mike Long
Plan Commission President
Town of Clear Lake
111 Gecowets Drive
Fremont, IN 46737