

What is an Extra Territorial Jurisdiction (ETJ)?

Indiana Code 36-7-4-205 empowers Indiana municipalities to plan for an area up to two miles outside their corporate boundaries.

Do other municipalities in the area have this type of ETJ oversight in place?

Yes, other cities and towns in Steuben County have ETJ authority. Hamilton, Angola, Fremont and Ashley all have ETJs.

ETJ is not Annexation

The ETJ process is NOT annexation – it does not give the Town of Clear Lake taxation powers over the ETJ areas. It does not allow the Town of Clear Lake to provide services such as sewer service, trash pick-up, or leaf pick-up to the Proposed ETJ area.

What happens to the properties that fall within the Proposed ETJ?

For property within the Town limits, there is no impact. There are not tax impacts and no change in services.

For property within the ETJ area, planning and zoning approval would be handled by Clear Lake rather than Steuben County. There are no new taxes or changes in services or service providers for properties within the ETJ.

There are no tax impacts for property owners in the ETJ. ETJ properties are NOT annexed. ETJ properties do NOT become part of the Town. There are no sewer hookup requirements and sewer hookup is not offered.

If the ETJ was approved, Clear Lake Plan Commission and BZA would be required to add additional voting members. The new members would be appointed by Steuben County Commissioners. The new members must be property owners in the affected ETJ areas.

If ETJ was granted, the Town would adopt the zoning standards currently in place with Steuben County for the ETJ area (Zoning Map & Zoning Regulations).

Why did the Town of Clear Lake request ETJ authorization?

It is not uncommon for oversight of land in close proximity to a City/Town to be granted to the local municipality with the hope that local owners make better decisions about their property.

This system of local oversight has worked well for Fremont and Hamilton, and Clear Lake wants the same rights, but with less area than other existing ETJs.

The proposed ETJ is focused on the Clear Lake Watershed (lands that drain water into Clear Lake). The ETJ area considered by Clear Lake was NOT the standard two-mile radius, but significantly less than that. Clear Lake Plan Commission proposed a reduced area that included only the watershed for Clear Lake.

The Town continues to see property development requests at the County level that threaten the quality of the watershed and the waters of Clear Lake. The Town has had to testify in recent years on development that would have significant impact on the lake. The Town continues to commit time and money to defend the quality of the watershed and would prefer to see local people making local decisions.

The Town will continue to look for alternatives that will have less impact on property owners outside the Town. We continue to hold meetings and communicate with local property owners both in the town and in the surrounding areas. The proposed ETJ is focused on the Clear Lake Watershed (lands that drain water into Clear Lake). The original ETJ area considered was reduced from the standard two-mile radius to an area that included only the watershed for Clear Lake. Currently, the Town is still looking for options that can provide oversight at a local level for properties that affect water and runoff *flowing into Clear Lake*.

Is the water of Clear Lake threatened?

Data indicates that the quality of the lake water continues to be threatened. Several ongoing water quality monitoring projects are conducted in the area and that data is collected by the Clear Lake Township Land Conservancy (www.clearlakeconservancy.org) Please contact Bridget Harrison, Executive Director, for more information. Office: 260-316-1397 Mobile: 618-203-0987.

Most recently, a commercial 31-unit garage condominium complex has requested a Use Variance, despite being located in a wetland area that directly feeds water into Clear Lake. See clearlakeindiana.org/variance/

ETJ information and questions can be sent to etj@townofclearlake.org