

Town of Clear Lake – Board of Zoning Appeals Meeting Minutes – December 9, 2025

Chairman Roger Dammeier called meeting to order at 7:08pm.

There were 15 residents in attendance and 9 on zoom.

Roll Call:

Matt Rippe, 68 West Clear Lake Drive
Kathy Latz, 610 East Clear Lake Drive
Roger Dammeier, 624 East Clear Lake Drive
Bill Hanna, 208 West Clear Lake Drive (zoom)
Mike Hawk, Attorney to the BZA
Jennifer Smith-Sattison, Billing Clerk
Jim Hauguel, 154 West Clear Lake Drive

R. Dammeier entertained a motion to approve agenda.

Motion by: J. Hauguel

To approve agenda

2nd by: K. Latz

All in favor, say aye. Motion carried; agenda approved.

R. Dammeier entertained a motion to approve June 10, 2025, Board of Zoning minutes.

Motion by: K. Latz

To approve June 10, 2025, Board of Zoning minutes.

2nd by: M. Rippe

All in favor, say aye. Motion carried; June 10, 2025, Board of Zoning minutes approved.

R. Dammeier entertained a motion to approve June 10, 2025, Board of Zoning special session minutes.

Motion by: K. Latz

To approve June 10, 2025, Board of Zoning special session minutes.

2nd by: M. Rippe

All in favor, say aye. Motion carried; June 10, 2025, Board of Zoning special session minutes approved.

No Budget Items.

Variance Application 2025-03: Request relief from the current calculation used to determine maximum lot coverage in Section 2.22 Neighborhood Commercial to ensure the proposed new structure is within the standard limit at the Clear Lake Yacht Club at 188 West Clear Lake Drive by Brian Weber.

Variance applicant, Brian Weber, discussed the Yacht Club's project regarding variance 2025-03.

R. Dammeier entertained a motion to open for public comment.

Motion by: K. Latz

To open for public comment.

2nd by: J. Hauguel

All in favor, say aye. Motion carried; open for public comment.

J. Hauguel went through feedback and staff report for variance 2025-03.

No public comment.

R. Dammeier entertained a motion to close public comment.

Motion by: K. Latz

To close public comment.

2nd by: J. Hauguel

All in favor, say aye. Motion carried; close public comment.

Board of Zoning members discussed.

Findings of Fact #1: Legal notice of the petition has been provided in accordance with applicable Indiana Code and notice has been made to appropriate landowners.

B. Hanna – Yes

M. Rippe – Yes

K. Latz – Yes

R. Dammeier – Yes

J. Hauguel – Yes

Final Vote: 5-0. Yes, Findings of Fact #1 criteria was met.

Findings of Fact #2: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

B. Hanna – Yes

M. Rippe – Yes

K. Latz – Yes

R. Dammeier – Yes

J. Hauguel – Yes

Final Vote: 5-0. Yes, Findings of Fact #2 criteria was met.

Findings of Fact #3: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

B. Hanna – Yes

M. Rippe – Yes

K. Latz – Yes

R. Dammeier – Yes

J. Hauguel – Yes

Final Vote: 5-0. Yes, Findings of Fact #3 criteria was met.

Findings of Fact #4: The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

B. Hanna – Yes

M. Rippe – Yes

K. Latz – Yes

R. Dammeier – Yes

J. Hauguel – Yes

Final Vote: 5-0. Yes, Findings of Fact #4 criteria was met.

Variance 2025-03 was approved.

Variance Application 2025-04: Request for relief from section 5.12(C)(2) Neighborhood Commercial Accessory Standards, Maximum Size, to allow a structure to be built which exceeds 800 square feet or ten percent (10%) of the footprint of the primary structure, whichever is less at the Clear Lake Yacht Club at 188 West Clear Lake Drive by Brian Weber.

Variance applicant, Brian Weber, discussed the Yacht Club's project regarding variance 2025-04.

R. Dammeier entertained a motion to open for public comment.

Motion by: K. Latz

To open for public comment.

2nd by: M. Rippe

All in favor, say aye. Motion carried; open for public comment.

J. Hauguel went through feedback and staff report for variance 2025-04.

No public comment.

R. Dammeier entertained a motion to close public comment.

Motion by: J. Hauguel

To close public comment.

2nd by: M. Rippe

All in favor, say aye. Motion carried; close public comment.

Board of Zoning members discussed.

Findings of Fact #1: Legal notice of the petition has been provided in accordance with applicable Indiana Code and notice has been made to appropriate landowners.

B. Hanna – Yes
M. Rippe – Yes
K. Latz – Yes
R. Dammeier – Yes
J. Hauguel – Yes

Final Vote: 5-0. Yes, Findings of Fact #1 criteria was met.

Findings of Fact #2: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

B. Hanna – Yes
M. Rippe – No
K. Latz – Yes
R. Dammeier – Yes
J. Hauguel – Yes

Final Vote: 4-1. Yes, Findings of Fact #2 criteria was met.

Findings of Fact #3: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

B. Hanna – Yes
M. Rippe – Yes
K. Latz – Yes
R. Dammeier – Yes
J. Hauguel – Yes

Final Vote: 5-0. Yes, Findings of Fact #3 criteria was met.

Findings of Fact #4: The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

B. Hanna – Yes
M. Rippe – No
K. Latz – No
R. Dammeier – Yes
J. Hauguel – Yes

Final Vote: 3-2. Yes, Findings of Fact #4 criteria was met.

Variance 2025-04 was approved.

Variance Application 2025-05: Request to allow relief from Section 5.65 (D) Horizontally Protected Viewshed to construct a new home within the viewshed at 376 East Clear Lake Drive by Nate Nill.

Variance applicant, Nate Nill, discussed his project regarding variance 2025-04.

R. Dammeier entertained a motion to open for public comment.

Motion by: K. Latz

To open for public comment.

2nd by: J. Hauguel

All in favor, say aye. Motion carried; open for public comment.

J. Hauguel went through feedback, staff report and read letters sent in from residents for variance 2025-05.

Residents in support of Variance 2025-05 commented.

Residents in opposition of Variance 2025-05 commented.

R. Dammeier entertained a motion to close public comment.

Motion by: K. Latz

To close public comment.

2nd by: M. Rippe

All in favor, say aye. Motion carried; close public comment.

Board of Zoning members discussed.

R. Dammeier entertained a motion to table Variance 2025-05 to the next Board of Zoning meeting on February 10, 2026.

Motion by: J. Hauguel

To table Variance 2025-05 to the next Board of Zoning meeting on February 10, 2026.

2nd by: K. Latz

All in favor, say aye. Motion carried; tabled Variance 2025-05 to the next Board of Zoning meeting on February 10, 2026.

R. Dammeier entertained a motion to adjourn meeting.

Motion by: K. Latz

To adjourn meeting.

2nd by: M. Rippe

All in favor, say aye. Vote was unanimous. Motion carried; meeting adjourned.

Meeting adjourned at 9:11pm.



Board of Zoning Appeals Chairman: Roger Dammeier



Attest: Jennifer Smith-Sattison, Billing Clerk