



111 Gecowets Drive Fremont IN 46737  
(260) 495-9158 / (260) 495-5902 fax  
[www.townofclearlake.org](http://www.townofclearlake.org)

**Town of Clear Lake – Plan Commission Meeting**  
**Tuesday, February 3, 2026**  
**7 PM**

Conference number 1-646-931-3860

Meeting ID: 647 970 5713

Web Passcode: Clear

Phone Passcode: 121380

Join Zoom Meeting: <https://us06web.zoom.us/j/6479705713?pwd=bGoxRjIITXNXeWRhQlcrVzljajUwdz09>

**Agenda**

- A.** Call to Order
- B.** Introductions and Roll Call
- C.** Approval of Meeting Agenda
- D.** Approval of Minutes
  - 1. November 4, 2025
- E.** Budget Items
  - 1. None
- F.** Applications, Petitions, or Hearings
  - 1. 10 WCLD – Partial Plat Vacation & Minor Subdivision
- G.** Old Business
  - 1. Update – Zoning Administration Services
  - 2. Update - ILP Extension Fees & Certification of Completion
  - 3. UDO Change Status Update
  - 4. Update – Ad-hoc Committee for Architectural Standards
- H.** New Business
  - 1. UDO Change 2026-01, Neighborhood Commercial (NC) District, Amendment draft
  - 2. UDO Change 2026-02, ILP Duration, Amendment draft
  - 3. Electronic ZA Filing System Exploratory Discussion
  - 4. Contractors Permit
  - 5. Election of Officers
- I.** Adjournment

The New regular scheduled meeting of the Clear Lake Plan Commission will be on Tuesday, May 5, 2026, at 7 PM. The deadline for items requiring legal notices is 28 days prior to the meeting.

*Please note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that me be brought up for discussion.*

# Town of Clear Lake Plan Commission Meeting Minutes – November 4, 2025

Plan Commission President Jim Hauguel called the meeting to order at 7:00pm.

There were 4 residents in attendance and 2 via Zoom.

Members introduced themselves:

Guy Rodgers, Street & Sewer Superintendent  
John Schenkel, 472 East Clear Lake Drive  
Cecil Fleeman, 240 Penner Drive  
Dan Rippe, 126 Lakeside Court  
Jim Hauguel, 154 West Clear Lake Drive  
Bill Hanna, 208 West Clear Lake Drive  
Bert Elliott, 1058 South Clear Lake Drive  
Mike Hawk, Attorney to the Plan Commission  
Jennifer Smith-Sattison, Billing Clerk

J. Hauguel entertained a motion to approve agenda.

**Motion by:** J. Schenkel

To approve agenda.

**2<sup>nd</sup> by:** B. Hanna

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

J. Hauguel entertained a motion to approve minutes from August 5, 2025, Plan Commission meeting.

**Motion by:** D. Rippe

To approve minutes from August 5, 2025, Plan Commission meeting.

**2<sup>nd</sup> by:** B. Elliott

All in favor, say aye. Motion carried; minutes from August 5, 2025, Plan Commission meeting approved.

J. Hauguel entertained a motion to approve minutes from August 14 and 28, 2025, Special Session Plan Commission meetings.

**Motion by:** D. Rippe

To approve minutes from August 14 and 28, 2025, Special Session Plan Commission meetings.

**2<sup>nd</sup> by:** B. Elliott

All in favor, say aye. Motion carried; minutes from August 14 and 28, 2025, Special Session Plan Commission meetings approved.

J. Hauguel updated everyone on the Clinrud application.

Old Business

Plan Commission discussed outsourcing the Zoning Administrator position with Hometown Initiatives.

Plan Commission discussed ILP (Improvement Location Permit) extensions.

J. Hauguel entertained a motion to establish an ILP extension fee at six (6) months for 25% with a limit of 24 months.

**Motion by:** D. Rippe

To approve

**2<sup>nd</sup> by:** B. Hanna

All in favor, say aye. Motion carried; to establish an ILP extension fee

J. Hauguel updated everyone on the ad hoc committee and that they are standing down for the moment.

New Business

UDO Change 2025-01

B. Hanna went through UDO Change 2025-01 presentation and said that there would be no proposal at this meeting for UDO change 2025-01.

Plan Commission discussed UDO Change 2025-01.

J. Hauguel discussed 2026 Plan Commission strategies.

Plan Commission discussed 2026 strategies.

J. Hauguel entertained a motion to approve 2026 Plan Commission meeting schedule.

**Motion by:** J. Schenkel

To approve 2026 Plan Commission meeting schedule.

**2<sup>nd</sup> by:** B. Elliott

All in favor, say aye. Motion carried; 2026 Plan Commission meeting schedule approved.

J. Hauguel entertained a motion to adjourn the meeting.

**2<sup>nd</sup> by:** G. Rodgers

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

President J. Hauguel adjourned meeting at 8:29pm.

  
\_\_\_\_\_  
Jim Hauguel, Plan Commission President

  
\_\_\_\_\_  
Attest: Jennifer Smith-Sattison, Billing Clerk



Permit #: \_\_\_\_\_

# MINOR SUBDIVISION OF LAND APPLICATION

## Request for Waiver

Town of Clear Lake, 111 Gecowets Drive, Fremont, IN 46737

Office: (260) 495-9158 Mobile: (260) 243-6701 Email: [zoning@townofclearlake.org](mailto:zoning@townofclearlake.org)

### Applicant Information

**Name:** Jack and Lorrie Daniel

**Address:** 11106 Dupont Oaks Blvd.

**City, State, Zip:** Fort Wayne, Indiana 46845

**Phone:** 260 414-1961 **Email:** [jdaniel@martin-riley.com](mailto:jdaniel@martin-riley.com)

**Applicant is:**  Owner  Engineer / Architect  Contractor

### Owner Information

**Name:**  Same as above Ann Gullberg

**Address:** 10 West Clear Lake Drive

**City, State, Zip:** Fremont, Indiana 46737

**Phone:** 260 495-3145 **Email:** \_\_\_\_\_

### Project information

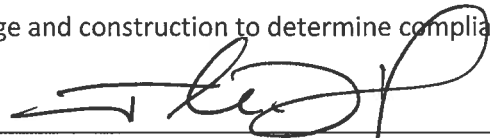
**Project Address:** 10 West Clear Lake Drive (Garage Lot) **Parcel ID #:** 760119230104000002

**Project Description:** Divide subject parcel (approximately 150' x 175.8') in half and selling the new northern portion to Jack/Lorrie Daniel for the purpose of constructing a new (40' x 30') wood frame storage garage similar to the two adjacent structures.

**Requested Waiver:** \_\_\_\_\_

### Signatures

I certify the accuracy of all information provided herein. I grant the Town of Clear Lake and its agents the authority to enter the property during the application stage and construction to determine compliance.

  
 \_\_\_\_\_  
 Applicant's Signature

2 JAN 26  
 \_\_\_\_\_  
 Date



Permit #: \_\_\_\_\_

# MINOR SUBDIVISION OF LAN APPLICATION

## Request for Waiver

Town of Clear Lake, 111 Gecowets Drive, Fremont, IN 46737

Office: (260) 495-9158 Mobile: (260) 243-6701 Email: [zoning@townofclearlake.org](mailto:zoning@townofclearlake.org)

### Office Use Only

#### Findings

The Plan Commission shall make the following findings of fact. Approval of the findings may be in the form of a general statement. Disapproval of findings shall specify the provision of the Unified Development Ordinance or Town of Clear Lake Construction Standards with which there is not compliance or the manner in which the project is not consistent with the Town of Clear Lake Comprehensive Plan.

- The proposed waiver is consistent with the content and intent of the Town of Clear Lake Comprehensive Plan.
- The proposed waiver is consistent with the intent of the Town of Clear Lake Unified Development Ordinance.
- The proposed waiver will not cause notable loss to nearby property values.

Note specific provisions with which there is not compliance:

#### Final Action

If the Plan Commission finds all of the findings of fact in the affirmative, it shall approve the request for waiver.

- Deny
- Approve

#### Signatures

Plan Commission President: \_\_\_\_\_

Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

# Town of Clear Lake Plan Commission

Staff Report for PC 2026-01

Plat Vacation and Minor Subdivision of Land

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## GENERAL INFORMATION

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**Case Number:** PC 2026-01

**Applicant:** Jack and Lorrie Daniel  
11106 Dupont Oaks Blvd  
Fort Wayne, IN 46845

**Status of Applicant:** Future Owner  
**Owner (if different form applicant):** Ann Gullberg  
10 W Clear Lake Dr  
Fremont, IN 46737

**Location:** Lot 10 of Quiet Harbor Estates

**Zoning:** LA – Lake Accessory

**Requested Zoning:** N/A

**Current Land Use:** Storage-based Accessory Structure

**Adjacent Area Zoning/ Use:**

- North:** LA – Lake Accessory / Storage-based accessory structure
- East:** LA – Lake Accessory / Storage-based accessory structure
- Northeast:** CO – Conservation / Undeveloped
- South:** LR – Lake Residential / Dwelling, single-family detached
- West:** A – Agriculture (Steuben Co Territory) / Dwelling, single-family detached

**Lot Conditions:** 0.536 acre lot containing storage-based accessory structure for the single-family dwelling unit at 10 W Clear Lake Dr

**Project Description:** Ann Gullberg is requesting that Lot 10 in Quiet Harbor Estates be vacated from its plat. Once vacated, Ms. Gullberg is requesting the new metes and bounds parcel be subdivided into two new lots via a minor subdivision of land call Quiet Harbor 2. Both lots will retain the LA – Lake Accessory zoning. Both lots will be 75-ft x 155-ft, or .268 acres of land. Lot 1 is expected to be developed for storage-based accessory, which will gain access from CR N 700 E and be addressed as 6560 CR N 700 E. Lot 2 will retain the existing storage-based accessory structure associated with 10 W Clear Lake Dr; no other alterations are expected at this time.

**Relevant Comprehensive Plan Elements:**

- **Land Use, Policy 7.1:** *“Ensure the Town’s land use regulations, actions, and related plans are consistent with the policies and objectives contained in the 2013 Update to the Comprehensive Plan.”*

**Relevant Processes and Regulations:**

- Plat Vacation Regulations: Section 9.14 Minor Subdivision of Land B.2. and IC 36-7-3-10
- Minor Subdivision of Land: Section 9.14 Minor Subdivision of Land; 6.01 Simple Subdivision (SS) Standards
- Lot Development Standards: Section 2.16 Lake Accessory (LA) District Standards

**Zoning History:** The accessory garage on this lot was constructed in 1996.

**Hearing Date:** February 3, 2026 @ 7PM

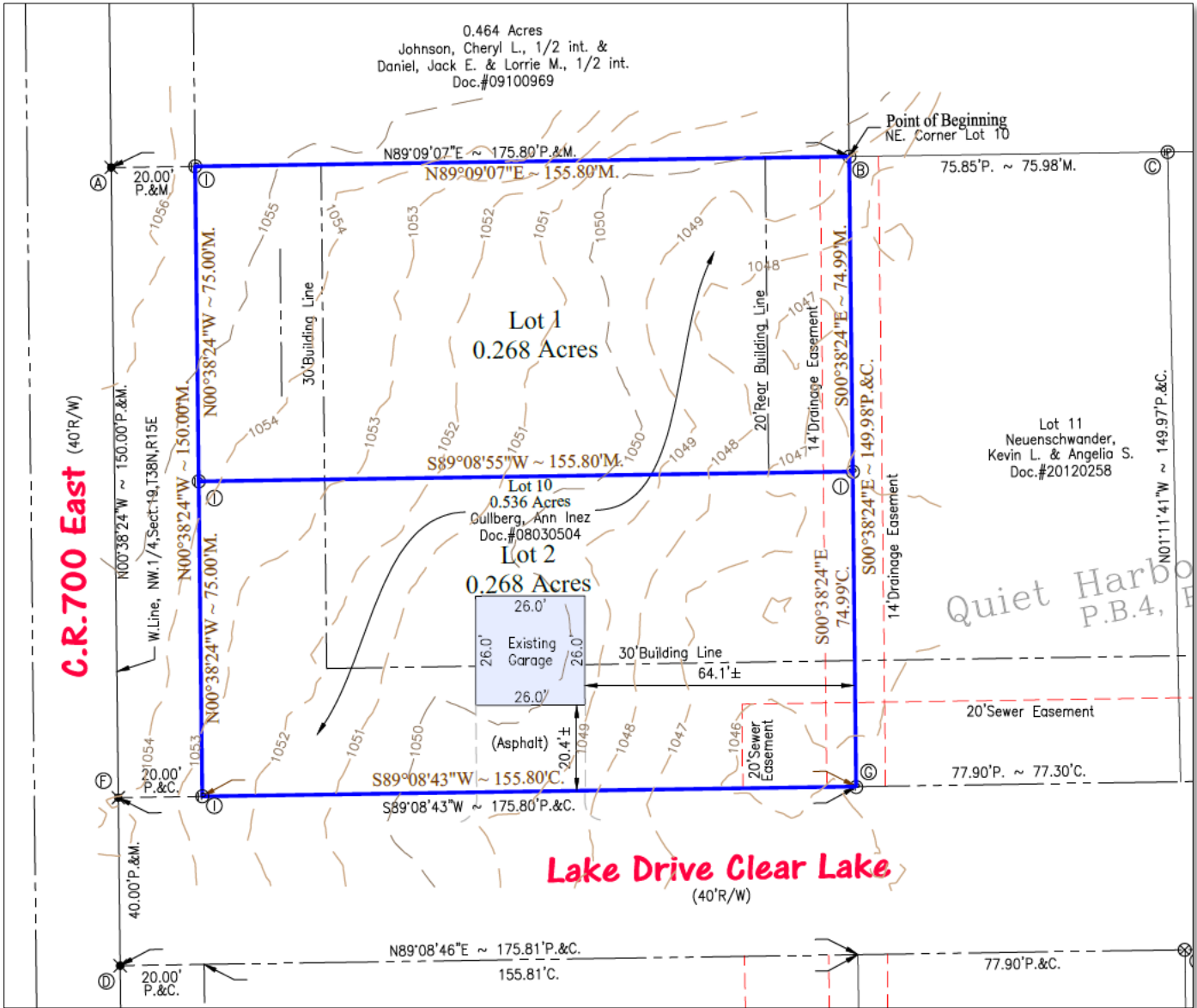
- Required Notice:**
- Publication of legal notice was published in the Herald Republican on *January 20, 2026*.
  - A legal Notice was also posted by the Zoning Administrator outside the Town Hall.
  - Six (6) adjacent owners were sent Legal Notices with a certificate of mailing.
  - Nine (9) interested property owners were sent “courtesy notices” by regular US mail.
  - Notifications were sent to adjacent property owners within 300 feet of the subject property.

# Town of Clear Lake Plan Commission

Staff Report for PC 2026-01

Plat Vacation and Minor Subdivision of Land

## SITE PLAN OF QUIET HARBOR 2 PLAT



# Town of Clear Lake Plan Commission

Staff Report for PC 2026-01

Plat Vacation and Minor Subdivision of Land

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## PLAT VACATION CRITERIA:

*IC 36-7-3-10 Vacation of plat by owners; written instrument; filing and approval; recording; land outside municipal boundaries excepted from approval; effect; public ways*

- (b) In a case in which all the owners of land in a plat are in agreement regarding a proposed vacation, the owners may file a written instrument to vacate all or part of that plat. All the owners of land in the plat must declare the plat or part of the plat to be vacated in the written instrument. The instrument must be executed, acknowledged, and recorded in the same manner as a deed to land.
- (c) Before offering the instrument for recording under this section, an owner must file a copy of the instrument in the county auditor's office and must submit the instrument vacating all or part of the plat for the approval of the plan commission that has jurisdiction over the platted area under IC 36-7-4 or the plat committee acting on behalf of the plan commission. If no plan commission has jurisdiction over the platted area under IC 36-7-4, the instrument must be submitted for the approval of:
  - (1) the county executive, in the case of land located in an unincorporated area; or
  - (2) the municipal works board, in the case of land located inside the corporate boundaries of a municipality.The instrument may be approved under this section without notice or a hearing. The provisions of IC 36-7-4 concerning notice and hearing do not apply to the approval of an instrument under this section.
- (d) The county recorder may record the instrument only if a certificate showing the approval of the vacation by the plan commission, county executive, or municipal works board is attached to it. If the instrument is not executed and approved as required by this section, it is void.

## MINOR SUBDIVISION OF LAND CRITERIA:

### *7.Decision:*

- a. The Plan Commission shall make findings of fact and take final action, or continue the petition for a Minor Subdivision Primary Plat to a defined future meeting date.
- b. The Plan Commission shall make the following findings of fact. Findings, or lack of findings, may be in the form of a general statement.
  - i. The subdivision of land is consistent with the *Town of Clear Lake Comprehensive Plan*.
  - ii. The subdivision of land satisfies the standards of *Article 06: Subdivision Types*.
  - iii. The subdivision of land satisfies the standards of *Article 07: Design Standards*.
  - iv. The subdivision of land satisfies all other applicable provisions of this Unified Development Ordinance.
- c. Final Action:
  - i. If the Plan Commission by vote finds all of the findings of fact in the affirmative, it shall approve or approve with commitments the petition for a Minor Subdivision Primary Plat.
  - ii. If the Plan Commission by vote does not find all of the findings of fact in the affirmative, it shall deny the petition for a Minor Subdivision Primary Plat.

# Town of Clear Lake Plan Commission

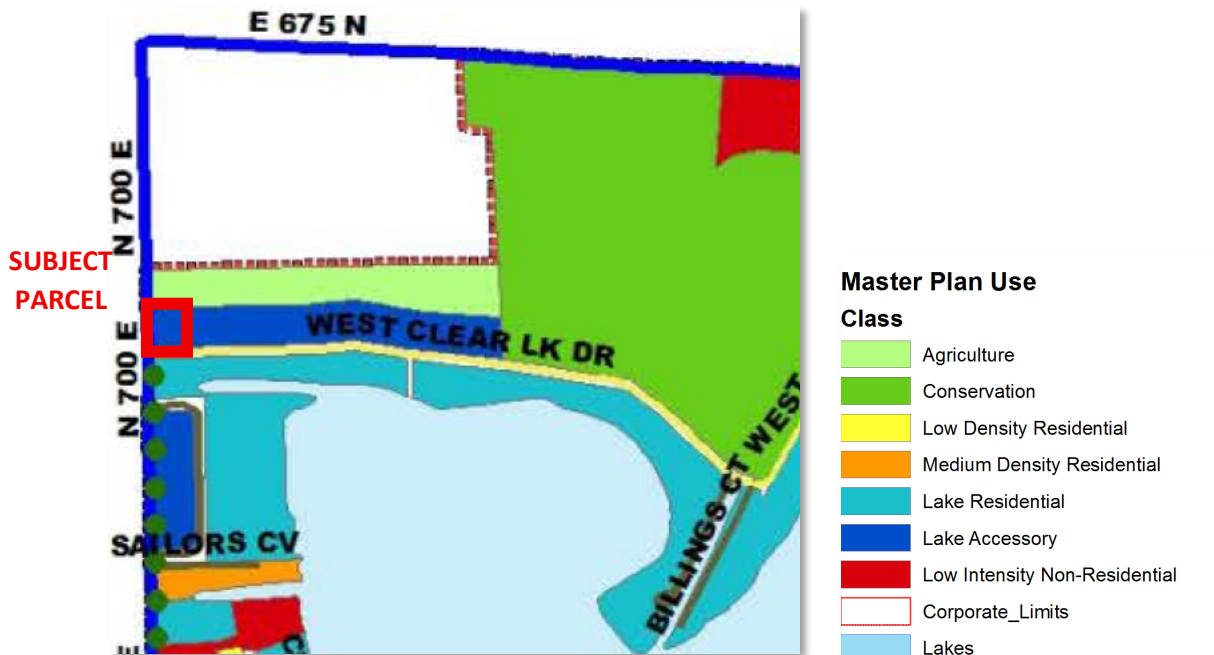
Staff Report for PC 2026-01

Plat Vacation and Minor Subdivision of Land

## NOTICES

Parcel ID	Name	Owner Address	Owner	City, State, Zip
<b>Adjacent Property Owners (Certificate of Mailing)</b>				
760119230103010002	Johnson cheryl L und 1/2 int & Jack E & Lorrie M Daniel H/W und 1/2 int	180 West Clear Lake Dr		FREMONT, IN 46737
760224000008000022	Johnson Alan W	6565 N 700 E		FREMONT, IN 46737
760119230103000002 & 760119230102060001	Clear Lake Township Land Conservancy Inc	111 Gecowets Dr		FREMONT, IN 46737
760119230105000002 & 760119230219000002	Neuenschwander Kevin L & Angelia S H/W	16 W Clear Lake Dr		FREMONT, IN 46737
760119230104000002	Gullberg Ann Inez	10 West Clear Lake Dr		FREMONT, IN 46737
760224000009000022	Hastings Kathleen J	146 West Clear Lake Dr		Fremont, IN 46737
<b>Interesting Property Owners (Regular Mail)</b>				
7.60224E+17	Penner Family Farms Inc w/LE John E Penner	John E Penner	Po Box 942	FREMONT, IN 46737
760224000009010022	Crawford Rodney Allen & Vicky Lynn H/W	452 Grass Lake Rd		COLDWATER, MI 49036
760224000007000022	GS Richhart Holdings LLC	9822 Roberts Rd		Woodburn, IN 46797
760119230106000002 & 760119230218000002	Oldsen Richard L & Ruthann Oldsen Trts of Richard L & Ruthann Oldsen Rev Family Trust dtd July 7 2004 W/LE	18 West Clear Lake Dr		Fremont, IN 46737
760119230102020001	Palmerton Gabriel D	6620 N 700 E		FREMONT, IN 46737
760119230107000002 & 760119230217000002	Petruska Kenneth M & Stacy L Joint Rev Trust dtd 8-24-21	14473 Christie Ann Dr		FORTVILLE, IN 46040
760119320101000002 & 760119320111090002	Pridgeon Paul D & Nicole S H/W	787 Phillip Rd		MONTGOMERY, MI 49255
760119320102000002	Thorp Darin L & SuAnn G H/W	1236 Quiet Harbor Dr		FREMONT, IN 46737
760119230108000002 & 760119230216000002	Woodward Brian J & Tiffany L H/W	22 W Clear Lake Dr		FREMONT, IN 46737

## FUTURE LAND USE



## APPLICATION FOR VACATION OF PLATTED LAND

ANN GUILBERG, as owner of Lot numbered ten (10) in Quiet Harbor Estates, an addition to town of Clear Lake, as per plat thereof recorded in Plat Book 4, page 69, in the Office of the Recorder of Steuben County, Indiana, hereby submits the following application for vacation of platted land to vacate her property from Quiet Harbor Estates:

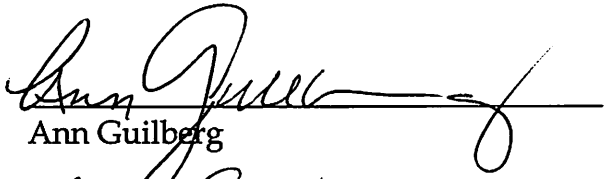
1. The property proposed to vacate is described as follows:

Lot numbered ten (10) in Quiet Harbor Estates, an addition to the Town of Clear Lake, as per plat thereof recorded in Plat Book 4, page 69, in the Office of the Recorder of Steuben County, Indiana  
(more commonly known as 10 West Clear Lake Drive, Fremont, Indiana)

2. Ann Guilberg is requesting the property in question to be vacated for purposes of removing the property from Quiet Harbor Estates and approving the Minor Subdivision of the Property to Quiet Harbor 2. The Minor Subdivision will divide the Property into two equal parcels with the northern half being sold to Jack and Lorrie Daniel for the purpose of constructing a new 40' x 30' wood frame storage garage similar to the two adjacent structures. A copy of the survey from Miller Land Surveying with the proposed division of the Lot as Quiet Harbor 2 is attached as Exhibit "A."

3. A list of the names and addresses of all owners of land in Quiet Harbor Estates subdivision is attached as Exhibit "B."

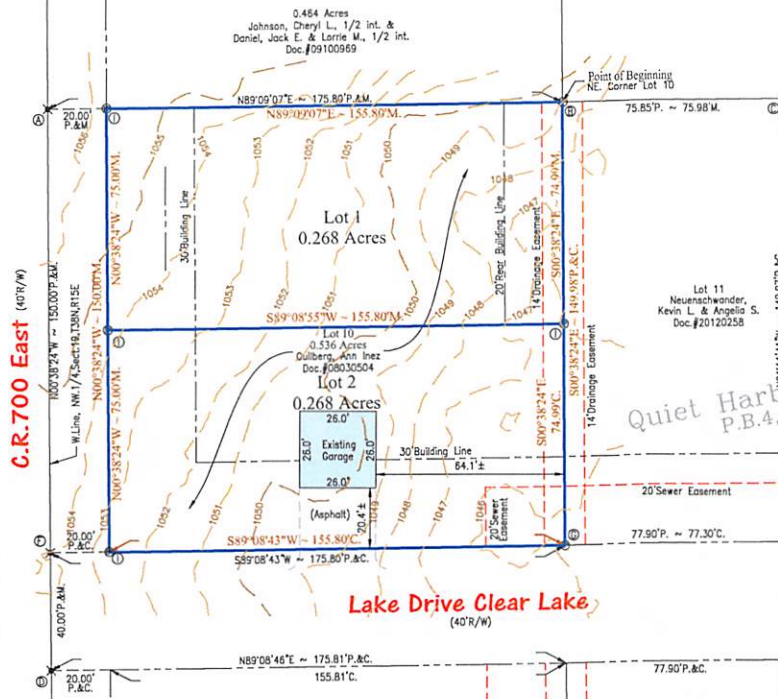
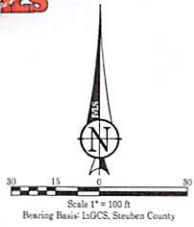
Wherefore, Ann Guilberg respectfully requests that the Town of Clear Lake approve the Application to Vacate Lot numbered ten (10) in Quiet Harbor Estates for the purposes stated above.

  
Ann Guilberg  
ANN Guilberg

SECONDARY PLAT

Quiet Harbor 2

A SUBDIVISION BEING A PART OF SECTION 19, TOWNSHIP 38 N, RANGE 15 E, CLEAR LAKE TWP., STEUBEN CO., INDIANA.



NEW ORIGINAL LEGAL DESCRIPTION

Part of Lot Number 10 in Quiet Harbor Estates, as shown in Plat Book 4, Page 69 in the Office of the Recorder of Steuben County, Indiana, based on an original survey by Benjamin P. Johnson, Indiana Professional Surveyor Number 2250003 of Miller Land Surveying, Inc., Survey No. 25128111, dated January 20, 2026 and being more particularly described as follows:

SURVEYOR'S REPORT

PURPOSE OF SURVEY: The purpose of this survey was to create an original 0.536 acre tract from Lot Number 10 in Quiet Harbor Estates, Steuben County, Indiana. Located at 10 West Clear Lake Drive, Fremont, IN 46737.

IN ACCORDANCE WITH TITLE 86.5, ARTICLE 1, RULE 12, SECTION 1 THRU 30 OF THE INDIANA ADMINISTRATIVE CODE, the above theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

- A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
B) OCCUPATION OR POSSESSION LINES
C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS

THEORY OF LOCATION: The North (155.80 feet) line of the subject tract was established per the North line of Quiet Harbor Estates, which was established along a line of found monuments labeled "A", "B", & "C".

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as stated on said survey documents.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted herein.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Benjamin P. Johnson.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

CERTIFICATION

I, Benjamin P. Johnson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey conducted under my supervision in accordance with Title 86.5, I.C., Article 1, Rule 12, Sections 1 thru 29; that all markers thereon will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown.



Benjamin P. Johnson, PS Date: January 20, 2026

MONUMENT LEGEND

- A = Railroad Spike Found (0.1')
B = 5/8" Steel Rebar w/ "David" id. Cap Found (Flush)
C = 5/8" Steel Rebar Found (Flush)
D = Railroad Spike Found (0.1')
E = 1" Pipe Found 0.11' W. of Actual (0.3')
F = Railroad Spike Found (0.1')
G = 5/8" Steel Rebar w/ "David" id. Cap Found 0.135' of Actual (0.1')
H = 5/8" Steel Rebar w/ "Butler" id. Cap Found 0.15' of Actual (0.1')
I = 5/8" x 24" Steel Rebar w/ Miller Land Surveying Firm #0095" id. Cap Set (Flush)

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Town of Clear Lake, Steuben County, Indiana, Community No. 180247, Panel No. 0180E, dated December 17, 2013.

NOTES

All buried utilities must allow for drainage swale grades as found on the site grading plan, storm drainage plans and storm sewer and swale profiles.

All utility easements shall remain free of all permanent structures and the removal of any obstruction by a utility company shall in no way obligate the utility company to restore obstruction to its original form.

Surface Information Based on 2011 - 2013 Indiana Statewide LIDAR
The Plat must comply with Zoning Ordinance requirements for minimum lot area, width and frontage.

Zoning district is LA (Lake Accessory).
- Minimum Front Yard Setback shall be 30 feet for primary and accessory structures.
- Minimum Side Yard Setbacks shall be 20% of the lot width shall be the minimum aggregate for side yards. However, no single side yard shall be less than 5 feet for primary and accessory structures.
- Minimum Rear Yard Setbacks shall be 20 feet for primary and accessory structures.

OWNER CERTIFICATION

I, the undersigned, Ann Gulberg, owner of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Quiet Harbor 2, an addition to Steuben County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated, are heretofore dedicated, to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Ann Gulberg
STATE OF INDIANA )
) SS:
COUNTY OF STEUBEN )

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_ day of \_\_\_, 2026, personally appeared \_\_\_ and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

( ) Notary Public
My Commission Expires:
My County of Residence is:

PRIMARY PLAT APPROVAL

The undersigned, by the authority granted to them by the Unified Development Ordinance of the Town of Clear Lake, Indiana, certifies that this minor plat has been granted secondary approval as required by the laws of the State of Indiana and shall be legally effective upon filing with the Auditor of Steuben County and recording in the Office of the Recorder of Steuben County, Indiana.

Dated this the \_\_\_ day of \_\_\_, 20\_\_.

Town of Clear Lake Plan Commission:

President Clear Lake Plan Commission

Zoning Administrator Clear Lake Plan Commission

SECONDARY PLAT APPROVAL

This Minor Plat complies with the Zoning Ordinance requirements of minimum lot area, width and frontage.

Dated this the \_\_\_ day of \_\_\_, 20\_\_.

Town of Clear Lake Plan Commission:

President Clear Lake Plan Commission

Zoning Administrator Clear Lake Plan Commission

Notary:
STATE OF INDIANA )
) SS:
COUNTY OF STEUBEN )

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_ day of \_\_\_, 2026, personally appeared \_\_\_ and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

( ) Notary Public

My Commission Expires:
My County of Residence is:

Petitioner
Jack Daniel
11106 Dupont Oaks Boulevard
Fort Wayne, Indiana

Corporate Office
221 Tower Drive
Montrope, IN 46772
(260) 692-6166

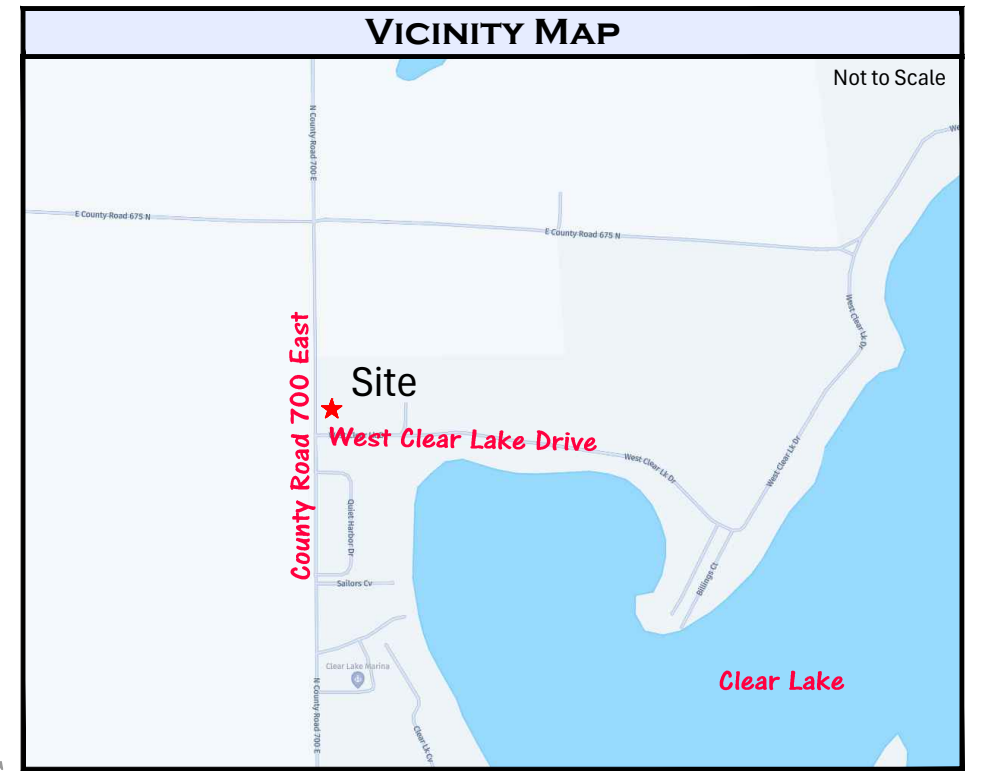
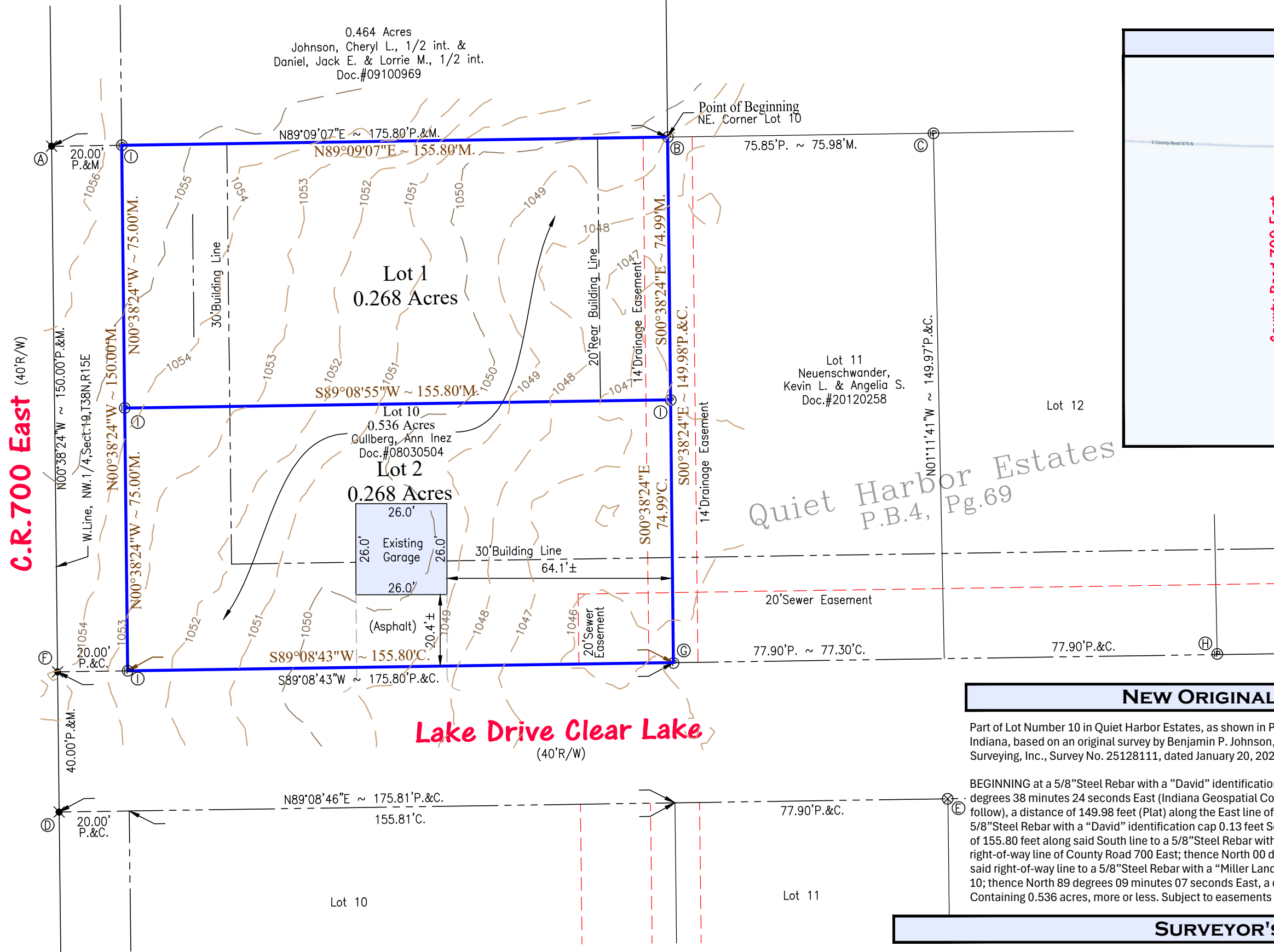
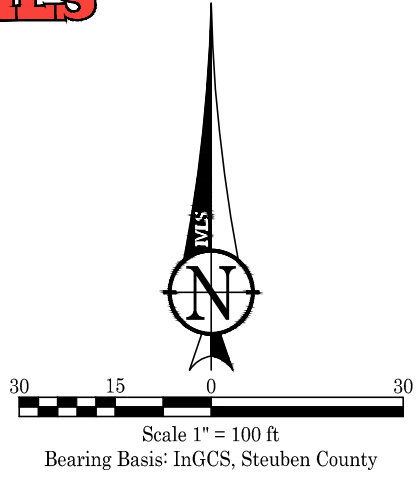
MLS MILLER LAND SURVEYING
Precision and Professionalism is where we draw the line.
Brett R. Miller, PS No. LS20300059 Robert J. Marucci, PS No. LS20400028 Benjamin P. Johnson, PS No. LS22500003

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
(260) 489-8571

Survey Number: 25128111
Date: January 20, 2026
Drawing Name: 25128111.sub.dwg

# SECONDARY PLAT Quiet Harbor 2

A SUBDIVISION BEING A PART OF SECTION 19,  
TOWNSHIP 38 N, RANGE 15 E, CLEAR LAKE TWP., STEUBEN CO., INDIANA.



Quiet Harbor Estates  
P.B.4, Pg.69

### NEW ORIGINAL LEGAL DESCRIPTION

Part of Lot Number 10 in Quiet Harbor Estates, as shown in Plat Book 4, Page 69 in the Office of the Recorder of Steuben County, Indiana, based on an original survey by Benjamin P. Johnson, Indiana Professional Surveyor Number 22500003 of Miller Land Surveying, Inc., Survey No. 25128111, dated January 20, 2026 and being more particularly described as follows:

BEGINNING at a 5/8" Steel Rebar with a "David" identification cap marking the Northeast corner of said Lot 10; thence South 00 degrees 38 minutes 24 seconds East (Indiana Geospatial Coordinate System - Steuben County bearing and basis of bearing to follow), a distance of 149.98 feet (Plat) along the East line of said Lot 10 to a point on the South line of said Lot 10 referenced by a 5/8" Steel Rebar with a "David" identification cap 0.13 feet South; thence South 89 degrees 08 minutes 43 seconds West, a distance of 155.80 feet along said South line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the East right-of-way line of County Road 700 East; thence North 00 degrees 38 minutes 24 seconds West, a distance of 150.00 feet along said right-of-way line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the North line of said Lot 10; thence North 89 degrees 09 minutes 07 seconds East, a distance of 155.80 feet along said North line to the Point of Beginning. Containing 0.536 acres, more or less. Subject to easements of record.

### SURVEYOR'S REPORT

**PURPOSE OF SURVEY:**  
The purpose of this survey was to create an original 0.536 acre tract from Lot Number 10 in Quiet Harbor Estates, Steuben County, Indiana. Located at 10 West Clear Lake Drive, Fremont, IN 46737.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the above theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

- A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS**  
The monuments found are shown on the survey and listed on the survey under monument legend. It is not known if these are original monuments set during the original subdivision layout, but due to the age of the addition and the dissimilarity in the type of monuments it is likely that some or all of the monuments were set during earlier retracement surveys of this or surrounding lots.
- B) OCCUPATION OR POSSESSION LINES**  
There were no uncertainties based on visual inspection of occupation or possession lines.
- C) CLARITY OR AMBIGUITY OF DESCRIPTIONS**  
There were no ambiguities found within the descriptions used for the survey. Documents used include:
  - Document Number 08030504
  - Document Number 09100969
  - Document Number 20120258
  - Plat of Quiet Harbor Estates (Plat Book 4, Page 69)
  - Replat of Quiet Harbor Estates Common Area (Document Number 20120582)
  - Survey completed by Accurate Survey Co., as File No. S1-19003, dated July 10, 1989
- D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS**  
Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments--single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

**THEORY OF LOCATION:**  
The North (155.80 feet) line of the subject tract was established per the North line of Quiet Harbor Estates, which was established along a line of found monuments labeled "A", "B", & "C". The South (155.80 feet) line of the subject tract was established per the North right-of-way Lake Drive Clear Lake which was established per plat geometry and verified by found monument labeled "F". The East (149.98 feet) line of the subject tract was established per the East line of Lot 10, which was established by being parallel and plat distances Easterly of the West line of the Northwest Quarter of Section 19, T38N, R15E, which was established along a line of found monuments labeled "A", "D", & "F", verified by found monuments labeled "B" & "G". The West (150.00 feet) line of the subject tract was established per the East right-of-way line of County Road 700 East, which was established by being parallel and 20 feet Easterly of the West line of the Northwest Quarter of Section 19, T38N, R15E, which was established along a line of found monuments labeled "A", "D", & "F".

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.


Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.


I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Benjamin P. Johnson.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

### CERTIFICATION

I, Benjamin P. Johnson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey conducted under my supervision in accordance with Title 865 IAC, Article 1, Rule 12, Sections 1 thru 29; that all markers thereon will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown.

  
Benjamin P. Johnson, PS Date: January 20, 2026



### MONUMENT LEGEND

- A = Railroad Spike Found (-0.1')
- B = 5/8" Steel Rebar w/"David" id. Cap Found (Flush)
- C = 5/8" Steel Rebar Found (Flush)
- D = Railroad Spike Found (-0.1')
- E = 1" Pipe Found 0.11' W. of Actual (-0.3')
- F = Railroad Spike Found (-0.1')
- G = 5/8" Steel Rebar w/"David" id. Cap Found 0.13' S. of Actual (-0.1')
- H = 5/8" Steel Rebar w/"Burlage" id. Cap Found 0.15' N. of Actual (-0.1')
- I = 5/8"x24" Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)

### FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Town of Clear Lake, Steuben County, Indiana, Community No.180247, Panel No.0180E, dated December 17, 2013.

### NOTES

- All buried utilities must allow for drainage swale grades as found on the site grading plan, storm drainage plans and storm sewer and swale profiles.
- All utility easements shall remain free of all permanent structures and the removal of any obstruction by a utility company shall in no way obligate the utility company to restore obstruction to its original form.
- Surface Information Based on 2011 - 2013 Indiana Statewide LiDAR
- The Plat must comply with Zoning Ordinance requirements for minimum lot area, width and frontage.
- Zoning district is LA (Lake Accessory).
  - Minimum Front Yard Setback shall be 30 feet for primary and accessory structures.
  - Minimum Side Yard Setbacks shall be 20% of the lot width shall be the minimum aggregate for side yards. However, no single side yard shall be less than 5 feet for primary and accessory structures.
  - Minimum Rear Yard Setbacks shall be 20 feet for primary and accessory structures.

### OWNER CERTIFICATION

I, the undersigned, Ann Gullberg, owner of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Quiet Harbor 2, an addition to Steuben County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated, are hereby dedicated, to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Ann Gullberg  
STATE OF INDIANA )  
                          ) SS:  
COUNTY OF STEUBEN )

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared \_\_\_\_\_ and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

\_\_\_\_\_  
( ) Notary Public

My Commission Expires: \_\_\_\_\_  
My County of Residence is: \_\_\_\_\_

### PRIMARY PLAT APPROVAL

The undersigned, by the authority granted to them by the Unified Development Ordinance of the Town of Clear Lake, Indiana, certifies that this minor plat has been granted secondary approval as required by the laws of the State of Indiana and shall be legally effective upon filing with the Auditor of Steuben County and recording in the Office of the Recorder of Steuben County, Indiana.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Town of Clear Lake Plan Commission:

\_\_\_\_\_  
President Clear Lake Plan Commission

\_\_\_\_\_  
Zoning Administrator Clear Lake Plan Commission

### SECONDARY PLAT APPROVAL

This Minor Plat complies with the Zoning Ordinance requirements of minimum lot area, width and frontage.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Town of Clear Lake Plan Commission:

\_\_\_\_\_  
President Clear Lake Plan Commission

\_\_\_\_\_  
Zoning Administrator Clear Lake Plan Commission

Notary:  
STATE OF INDIANA )  
                          ) SS:  
COUNTY OF STEUBEN )

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared \_\_\_\_\_ and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

\_\_\_\_\_  
( ) Notary Public

My Commission Expires: \_\_\_\_\_  
My County of Residence is: \_\_\_\_\_

Petitioner  
Jack Daniel  
11106 Dupont Oaks Boulevard  
Fort Wayne, Indiana

Corporate Office  
221 Tower Drive  
Monroe, IN 46772  
(260) 692-6166

**MLS MILLER LAND SURVEYING**  
Precision and Professionalism is where we draw the line.  
Brett R. Miller, PS No.LS20300059 Robert J. Marucci, PS No.LS20400028 Benjamin P. Johnson, PS No.LS22500003

Fort Wayne Office  
10060 Bent Creek Blvd.  
Fort Wayne, IN 46825  
(260) 489-8571

Survey Number: 25128111  
Date: January 20, 2026  
Drawing Name: 25128111.sub.dwg

## UDO Proposed Change Status

Control Number	Owner	UDO Section	Description	Status	PC Approval	TC Approval	Town Ordinance	Coded into UDO
2023-1	G. Schenkel		Guest quarter ref and definition	Approved	11/6/23	11/21/23		Yes
2023-2	B. Hanna	5.13	Architectural Standards	Tabeled	2/4/25			
2023-3	B. Hanna	8.04.C	Non-Conforming structure demo	Approved	2/4/25	2/18/25	2025-1	<b>No</b>
2024-1	J. McClain	5.13	Architectural Standards	Tabeled	2/4/25			
2024-2	B. Elliott	9.05.E	ILP - land survey requirement	Approved	2/4/25	2/18/25	2025-2	<b>No</b>
2024-3	B. Elliott	5.13	Architectural Standards	Rescinded	2/4/25			
2024-4	B. Elliott	11.02	Definitions of structures	Tabeled	5/6/25			
2025-1	B. Hanna		Neighborhood Commercial (NC) District	Rescinded	1/3/26			

Unified Development Ordinance (UDO) Proposed Text Amendment

Sponsor By: Bill Hanna

UDO Change Log Number: 2026-1

Date: February 3, 2026

Revised: \_\_\_\_\_

UDO Revision Affected: \_\_\_\_\_

Change Status: \_\_\_\_\_

I. UDO Article Description: Neighborhood Commercial (NC) District

UDO Article #: 2.22

UDO Page #: 2-23

Change Category: Amendment

Comp Plan Objectives: Policy 2.1, Objective 2.1.2

*Continue to review and modify, as necessary, land use regulations so that property values are protected and enhanced.*

Policy 3.1, Objective 3.1.2

*Enforce regulations concerning structure size, buffering, screening, lot coverage, and height restriction, and other development characteristics to reduce the visual and auditory impact of development on neighboring land uses.*

II. Description of Change:

Change UDO 2.22

III. Basis for Change:

Upon review of NC district development standards and assessing the conformance of existing lots, only 2 of 9 lots conform. Appropriate modifications would improve conformance and set new standards for potential property improvements while maintaining the intent of the Comprehensive Plan.

IV. Change Language (From, To):

From:  
Maximum Lot Coverage: 35%

Unified Development Ordinance (UDO) Proposed Text Amendment

To:

Minimum Lot Area: 60%

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V. Summary of Public Comment:

VI. Plan Commission Recommendation:

Prepared By:

Date Codified

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Summary / Review

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# Neighborhood Commercial District

Standards Evaluation & UDO Change Proposal



## Neighborhood Commercial Zones

4 Locations within Township Borders

9 Lots

2 Lakefront

Clear Lake Yacht Club

Steuben County (2 parcels)

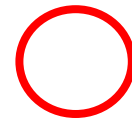
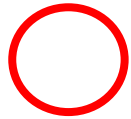
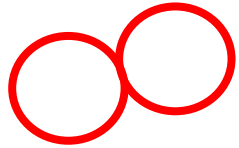
7 Non-Lakefront

1 – Clear Lake Yacht Club Courts (3 parcels)

4 – Privately held Accessory structures on South Clear Lake Dr

1 - Commercial LLC held, Commercial business

1 – Privately held vacant on Lakeside Ct.(2 parcels)





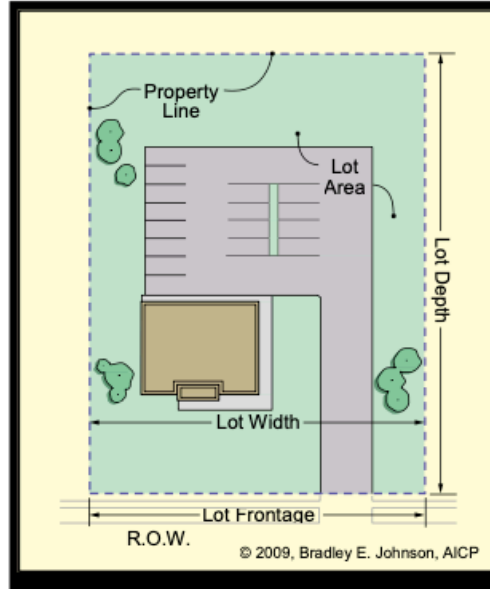
# Neighborhood Commercial (NC) District

## 2.21 NC District Intent, Permitted Uses, and Special Exception Uses

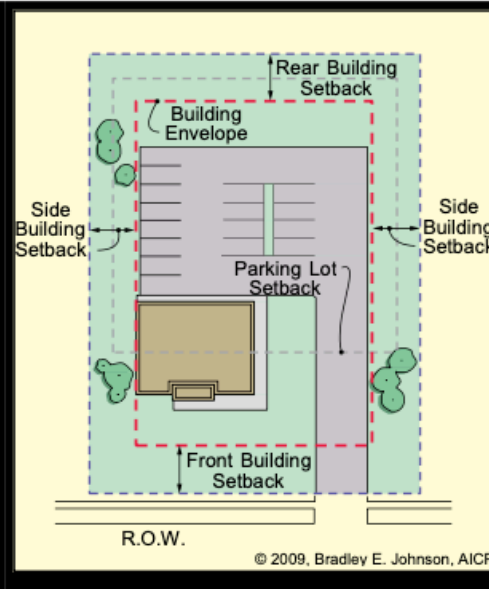
<u>District Intent</u>	<u>Permitted Uses</u>	<u>Special Exception Uses</u>
<p><b>The NC (Neighborhood Commercial) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Neighborhood commercial uses</li> <li>• Low intensity</li> </ul> <p><b>Application of NC District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Buffer and transitional zoning district</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Require quality time, place, and manner of development standards to minimize impacts on adjacent residential properties while encouraging economic vitality</li> <li>• Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, RE, SR, LA, MR, IS, NC, and MA</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the NC District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• recreation-based accessory structure</li> <li>• support-based accessory structure</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• bank machine/atm</li> <li>• club or lodge</li> <li>• coffee shop</li> <li>• ice cream shop</li> <li>• indoor storage</li> <li>• liquor store</li> <li>• office, general</li> <li>• pub</li> <li>• restaurant</li> <li>• retail (type 1), very low intensity</li> <li>• yacht club (with up to 40 rack and launch or mooring of boats)</li> </ul>	<p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• retail (type 2), low intensity</li> </ul>

# Neighborhood Commercial (NC) District

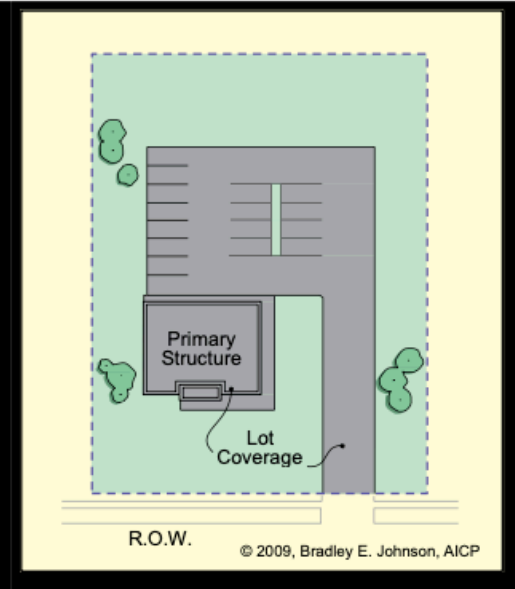
## 2.22 NC District Development Standards



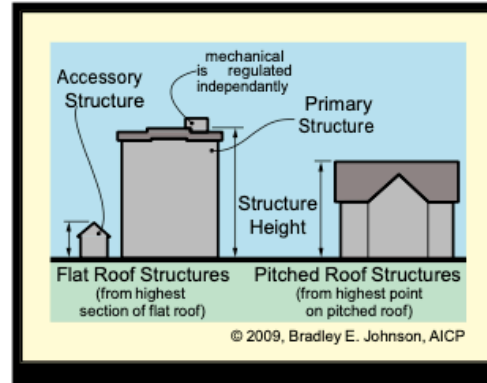
- Minimum Lot Area**
  - 15,000 square feet
- Minimum Lot Width**
  - 100 feet
- Sewer and Water**
  - Sanitary sewer required
  - Water utility required where available



- Minimum Front Yard Setback**
  - 20 feet for primary structure
  - 30 feet for accessory structure
- Minimum Side Yard Setback**
  - 15 feet for primary and accessory structures
- Minimum Rear Yard Setback**
  - 20 feet for primary and accessory structures
- Minimum Lake Yard Setback**
  - 50 feet for primary and accessory structures



- Maximum Lot Coverage**
  - 35% of lot area
- Minimum Main Floor Area**
  - 1,000 square feet
- Maximum Main Floor Area**
  - 4,000 square feet
- Maximum Primary Structures**
  - 1 per lot



**Maximum Structure Height**

- 30 feet for primary structure
- 18 feet for accessory structure
- 2 stories

**Additional Development Standards that Apply**

<p><b>Accessory Structure (AS)</b></p> <ul style="list-style-type: none"> <li>• AS-01.....5-5</li> <li>• AS-09.....5-11</li> </ul> <p><b>Architectural (AR)</b></p> <ul style="list-style-type: none"> <li>• AR-01.....5-12</li> </ul> <p><b>Deck (DS)</b></p> <ul style="list-style-type: none"> <li>• DS-01.....5-13</li> </ul> <p><b>Density and Intensity (DI)</b></p> <ul style="list-style-type: none"> <li>• DI-01.....5-15</li> </ul> <p><b>Driveway (DW)</b></p> <ul style="list-style-type: none"> <li>• DW-01.....5-16</li> <li>• DW-05.....5-20</li> </ul> <p><b>Environmental (EN)</b></p> <ul style="list-style-type: none"> <li>• EN-01.....5-21</li> </ul> <p><b>Fence (FN)</b></p> <ul style="list-style-type: none"> <li>• FN-01.....5-22</li> <li>• FN-05.....5-24</li> </ul> <p><b>Floodplain (FP)</b></p> <ul style="list-style-type: none"> <li>• FP-01.....5-25</li> </ul> <p><b>Floor Area (FA)</b></p> <ul style="list-style-type: none"> <li>• FA-01.....5-26</li> </ul> <p><b>Height (HT)</b></p> <ul style="list-style-type: none"> <li>• HT-01.....5-27</li> </ul>	<p><b>Landscaping (LA)</b></p> <ul style="list-style-type: none"> <li>• LA-01.....5-31</li> <li>• LA-03.....5-33</li> <li>• LA-05.....5-34</li> <li>• LA-06.....5-34</li> <li>• LA-07.....5-35</li> </ul> <p><b>Lighting (LT)</b></p> <ul style="list-style-type: none"> <li>• LT-01.....5-36</li> </ul> <p><b>Loading (LD)</b></p> <ul style="list-style-type: none"> <li>• LD-01.....5-37</li> </ul> <p><b>Lot (LO)</b></p> <ul style="list-style-type: none"> <li>• LO-01.....5-38</li> </ul> <p><b>Mechanical Equipment (ME)</b></p> <ul style="list-style-type: none"> <li>• ME-01.....5-39</li> </ul> <p><b>Outdoor Storage (OS)</b></p> <ul style="list-style-type: none"> <li>• OS-01.....5-41</li> </ul> <p><b>Parking (PK)</b></p> <ul style="list-style-type: none"> <li>• PK-01.....5-42</li> <li>• PK-05.....5-43</li> </ul> <p><b>Performance (PF)</b></p> <ul style="list-style-type: none"> <li>• PF-01.....5-46</li> </ul> <p><b>Perm. Outdoor Display (PT)</b></p> <ul style="list-style-type: none"> <li>• PT-01.....5-47</li> </ul> <p><b>Pond (PO)</b></p> <ul style="list-style-type: none"> <li>• PO-01.....5-48</li> </ul>	<p><b>Public Improvement (PI)</b></p> <ul style="list-style-type: none"> <li>• PI-01.....5-49</li> </ul> <p><b>Retaining Wall (RW)</b></p> <ul style="list-style-type: none"> <li>• RW-01.....5-52</li> </ul> <p><b>Setback (SB)</b></p> <ul style="list-style-type: none"> <li>• SB-01.....5-54</li> <li>• SB-02.....5-55</li> </ul> <p><b>Sewer and Water (SW)</b></p> <ul style="list-style-type: none"> <li>• SW-01.....5-58</li> </ul> <p><b>Sign (SI)</b></p> <ul style="list-style-type: none"> <li>• SI-01.....5-59</li> <li>• SI-05.....5-66</li> </ul> <p><b>Special Exception (SE)</b></p> <ul style="list-style-type: none"> <li>• SE-01.....5-70</li> </ul> <p><b>Structure (ST)</b></p> <ul style="list-style-type: none"> <li>• ST-01.....5-71</li> </ul> <p><b>Temp. Use and Structure (TU)</b></p> <ul style="list-style-type: none"> <li>• TU-01.....5-74</li> <li>• TU-04.....5-75</li> </ul> <p><b>Trash Receptacle (TR)</b></p> <ul style="list-style-type: none"> <li>• TR-01.....5-76</li> </ul> <p><b>Vision Clearance (VC)</b></p> <ul style="list-style-type: none"> <li>• VC-01.....5-78</li> </ul>
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## Relevant NC Standards

Min Lot Area = 15,000 sq ft

Min Lot Width = 100 ft

Max Coverage = 35%

Max Floor area = 4,000 sq ft



# NC Lot Evaluation

Use	Address	Owner	Lot Size (Acre)	Lot (Sq. ft)	Buildings	Flatwork	Flatwork Factor	Total Coverage	Road Coverage	Coverage w/ Rd	Coverage w/o Rd
Community	188 WCLD	CL Yacht Club	0.66	28750	4093	13443	12659	16752	4193	58.3%	43.7%
Community	188 WCLD	CL Yacht Club	0.26	11290	1000	1490	1425	2425	1425	21.5%	8.9%
			0.92	40040	5093	14933	14084	19177	5618	47.9%	33.9%
Community	E 675 N	CL Yacht Club	1.35	58632		17400	17400	17400	1320	29.7%	27.4%
Community	E 675 N	CL Yacht Club	1.08	47088	120	24327	23783	23903	1184	50.8%	48.2%
Community	E 675 N	CL Yacht Club	0.11	4966		5225	4805	4805	1025	96.8%	76.1%
				110686				46107.7	3529	41.7%	38.5%
Park	Lakeside Ct.	Steuben Cnty.	0.48	20909		4500	4050	4050		19.4%	19.4%
Park	Lakeside Ct.	Steuben Cnty.	1.14	49658						0.0%	0.0%
Commercial	630 ECLD	Beatty Ent LLC	0.46	20037	8517	8020	8020	16537	2482	82.5%	70.1%
Storage/Commercial	1136 SCLD		0.25	10000	3200	2550	2550	5750	800	57.5%	49.5%
Storage/Commercial	1134 SCLD		0.25	9500	2304	2223	2223	4527	760	47.7%	39.7%
Storage/Commercial	1132 SCLD		0.26	11948	5400	2585	2585	7985	928	66.8%	59.1%
Storage/Commercial	1130 SCLD		0.22	10000	2560	1658	1658	4218		42.2%	42.2%
Vacant	Lakeside Ct.		0.04	1742						0.0%	0.0%
Vacant	Lakeside Ct.		0.06	2614						0.0%	0.0%



# NC Lot Conformance

Use	Address	Owner	Lot Size (Acre)	Lot (Sq. ft)	Buildings	Flatwork	Flatwork Factor	Total Coverage	Road Coverage	Coverage w/ Rd	Coverage w/o Rd
Community	188 WCLD	CL Yacht Club	0.66	28750	4093	13443	12659	16752	4193	58.3%	43.7%
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Commercial	630 ECLD	Beatty Ent LLC	0.46	20037	8517	8020	8020	16537	2482	82.5%	70.1%
Storage/Commercial	1136 SCLD		0.25	10000	3200	2550	2550	5750	800	57.5%	49.5%
Storage/Commercial	1134 SCLD		0.25	9500	2304	2223	2223	4527	760	47.7%	39.7%
Storage/Commercial	1132 SCLD		0.26	11948	5400	2585	2585	7985	928	66.8%	59.1%
Storage/Commercial	1130 SCLD		0.22	10000	2560	1658	1658	4218		42.2%	42.2%
Vacant	Lakeside Ct.		0.04	1742						0.0%	0.0%
Vacant	Lakeside Ct.		0.06	2614						0.0%	0.0%



## Conformance Summary

2 lots of 9 meet NC standards

4 lots of 9 meet Min Lot Area

3 lots of 9 meet Max Coverage with CL  
road included in calculation



## Community UDO NC Comparisons

Auburn	65%
Richmond	65%
Noble County	65%
Lake County	No Max
Pendleton	60%
Culver/Maxinkuckee	60%
Wawasee/North Webster	No NC reference
Warsaw	75%
Winona Lake	90% (1966 UDO)



## Comprehensive Plan excerpt

### COMMERCIAL DEVELOPMENT

The Values Survey expressed that Clear Lake residents certainly don't want the average strip mall or big box store in Clear Lake. However, a handful of smaller, appropriately-scaled retail, dining, and service establishments would be welcome. The current Unified Development Ordinance establishes the parameters for any future commercial development in Clear Lake by the creation of a single commercial district called "NC" (Neighborhood Commercial). This district only allows very low intensity, small scale commercial buildings, thus protecting the community from out of scale commercial development.

**Policy 3.1** Prohibit the creation of new commercial development districts and encourage the redevelopment of existing commercial areas in Clear Lake.

**Objective 3.1.1:** Require development be designed and built with an emphasis on lake character and compatibility with surrounding land uses.

**Objective 3.1.2:** Enforce regulations concerning structure size, buffering, screening, lot coverage, and height restrictions, and other development characteristics to reduce the visual and auditory impact of development on neighboring land uses.

Unified Development Ordinance (UDO) Proposed Text Amendment

Sponsor By: Jim Hauguel  
UDO Change Log Number: 2026-02  
Date: February 3, 2026  
Revised: \_\_\_\_\_  
UDO Revision Affected: \_\_\_\_\_  
Change Status: \_\_\_\_\_

I. UDO Article Description: ILP Application Duration  
UDO Article #: 9.05 G.3  
UDO Page #: 9-09a  
Change Category: Amendment  
Comp Plan Objectives: Policy 1.1, Objective 1.1.2. Develop a system of impact fees to compensate the Town for the impact of development on other municipal facilities and services. Assess the impact fees as necessary.

II. Description of Change:

Include language in ILP process to address expired permits and ongoing Zoning Administration work associated with projects until completion.

III. Basis for Change:

Comply with the updated TOCL Ordinance 2025-06 to resolve an issue of expired ILPs lasting more than 12 months.

IV. Change Language (From, To):

*From:* 3. Expiration: After an Improvement Location Permit is issued, the project shall be completed within twelve (12) months. Improvement Location Permits that exceed the twelve (12) month timeframe shall apply for a Improvement Location Permit Extension with the Zoning Administrator.

*To:* 3. Expiration: After an Improvement Location Permit is issued, the project shall be completed within twelve (12) months. Improvement Location Permits that exceed the twelve (12) month timeframe shall apply for an Improvement Location Permit Extension with Zoning Administration. Extensions may be made in six-month increments with a limit of three (3) extensions at a rate equal to 25% of the original application fee for each extension. For larger projects expected to take greater than 12 months, it is suggested that the applicant submit the appropriate fees to extend the expiration date of the Improvement Location Permit when the permit is issued.

V. Summary of Public Comment:

VI. Plan Commission Recommendation:

Prepared By: \_\_\_\_\_

Date Codified: \_\_\_\_\_



Parcel ID 760129110108000002  
 Sec/Twp/Rng 29-38-15  
 Property Address 631 B E Clear Lake Dr  
 FREMONT

Alternate ID 76-01-29-110-108.000-002  
 Class OTHER EXEMPT PROPERTY OWNED BY AN ORG THAT IS GRANTED AN EXEMPTION  
 Acreage n/a

Owner Address Clear Lake Township Land Conservancy Inc  
 5950 Gecowets Dr Clear Lake  
 FREMONT, IN 46737

District Clear Lake Town  
 Brief Tax Description IND-O-MICH COUNTRY CLUB ADD TO EAST BAY PARK LOT 44  
 (Note: Not to be used on legal documents)

# REZONING APPLICATION

# \_\_\_\_\_

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737  
Office: (260)495-9158 Mobile: (260)243-6701 Email: zoning@townofclearlake.org

## APPLICANT INFORMATION

**Name** Clear Lake Township Land Conservancy **E-mail** director@clearlakeconservancy.org

**Address** 111 Gecowets Dr lake permanent

**Phones** 260-527-1072 260-667-0350 (cell)  
preferred other

## PROJECT INFORMATION

**Address of Property to be Rezoned** Elizabeth Hanna Nature Preserve South Entrance on East Clear Lake Drive, north of 631 ECLD

**Legal Description** Parcel 760129110108000002, legal description pending  
(attach if necessary)


**Property Owner** Clear Lake Township Land Conservancy

**Current Zoning** LA **Requested Zoning** CO

**Reason for Request** To improve visibility of the public trail entrance to Elizabeth Hanna Nature Preserve with the placement of a sign, split-rail fence, and light landscaping. (Extension of the CO-zoned Elizabeth Hanna Nature Preserve)

## SIGNATURE

I certify to the accuracy of all information provided within this application and supporting information. I grant the Town of Clear Lake and its agents the authority to enter the property to during the rezoning process to determine compliance.

 01/29/2026  
Applicant's Signature Date

## PREPARING SITE PLAN

Use this list as a guide when preparing the site plan and supporting information. Additional details about the filing requirements can be found in *Article 9 of the Town of Clear Lake Unified Development Ordinance*. Questions should be directed to the Zoning Administrator. The Zoning Administrator may require additional information necessary to determine compliance with the provisions of the *Unified Development Ordinance*.

- North arrow and scale
- Boundary lines of the site including lot dimensions of the site
- Names, centerlines, right-of-way widths, and pavement widths of all adjacent streets, alleys, and easements
- Layout, number, dimension, and area of all lots
- Location and dimensions of existing structures and proposed structures
- Use of each structure by labeling
- Proposed subdivision lines, all lot dimensions, lot area, and building setback lines of proposed lots
- Location of all floodway, floodway fringe areas, and wetlands within the boundaries of the site
- Distance of all structures from front, rear, and side lot lines
- Proposed landscaping buffers or landscaped areas

# REZONING – PLAN COMMISSION CERTIFICATION

# \_\_\_\_\_

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737

Office: (260)495-9158 Mobile: (260)243-6701 Email: zoning@townofclearlake.org

## GENERAL INFORMATION

**Location** Elizabeth Hanna Nature Preserve South Entrance on East Clear Lake Drive, north of 631 ECLD

**Applicant's Name** Clear Lake Township Land Conservancy

**Date of Public Hearing** \_\_\_\_\_

## FINAL ACTION

The Plan Commission shall pay reasonable regard to the following factors before taking final action.

- The *Town of Clear Lake Comprehensive Plan*.
- Current conditions and the character of current structures and uses in each district.
- The most desirable use for which the land in each district is adapted.
- The conservation of property values throughout the jurisdiction.
- Responsible growth and development.

## CERTIFICATION AND RECOMMENDATION

The Plan Commission shall certify the amendment to the Official Zoning Map and forward the application to the Town Council with a favorable recommendation, an unfavorable recommendation, or no recommendation. The Plan Commission may also recommend commitments concerning the use and/or development of the land in connection with the Application for Rezoning. The Town Council makes the final determination regarding an Application for Rezoning and any recommended commitments by ordinance.

- Favorable Recommendation
- Unfavorable Recommendation
- No Recommendation

Recommended Commitments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## SIGNATURES

\_\_\_\_\_  
*Plan Commission President*

\_\_\_\_\_  
*date*

\_\_\_\_\_  
*Zoning Administrator*

\_\_\_\_\_  
*date*



ELIZABETH HANNA  
NATURE PRESERVE