Town of Clear Lake – Board of Zoning Appeals
Meeting Minutes – February 10, 2026

Chairman Roger Dammeier called meeting to order at 7:00pm.

There were 5 residents in attendance and 9 via zoom.

Roll Call:
Jim Hauguel, 154 West Clear Lake Drive
Kathy Latz, 610 East Clear Lake Drive
Matt Rippe, 68 West Clear Lake Drive
Roger Dammeier, 624 East Clear Lake Drive
Mike Hawk, Attorney to the BZA
Jennifer Smith-Sattison, Billing Clerk
Amy Schweitzer, Hometown Initiatives
Bill Hanna, 208 West Clear Lake Drive (Zoom)

R. Dammeier entertained a motion to approve February 10, 2026, agenda.
Motion by: K. Latz
To approve February 10, 2026, agenda.
2nd by: M. Rippe
All in favor, say aye. Motion carried; February 10, 2026, agenda approved.

R. Dammeier entertained a motion to approve December 9, 2025, Board of Zoning minutes as amended.
Motion by: J. Hauguel
To approve December 9, 2025, Board of Zoning minutes as amended.
2nd by: M. Rippe
All in favor, say aye. Motion carried; December 9, 2025, Board of Zoning minutes as amended approved.

No Budget Items.

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.

Board of Zoning members discussed and asked questions.

A. Schweitzer went through staff report, feedback forms, emails and letters received.

Board of Zoning members discussed and asked questions.

R. Dammeier entertained a motion to approve the variance with the condition that the lake front position of the new home is no closer to the lake than the existing home and all other UDO standards shall be compliant
Motion by: B. Hanna

Motion failed – No second

R. Dammeier entertained a motion to deny variance request.
Motion by: K. Latz
To deny variance request.
2nd by: M. Rippe
All in favor, say aye. B. Hanna opposed. Motion carried; Variance Application 2025-05 denied.

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 as legal notice was published in the Herald Republican on November 26, 2025, and posted at Town Hall. Additionally, 3 adjacent property owners were sent Legal Notice by certified mail, return receipt requested and 11 interested property owners were sent courtesy notices by regular US map.

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

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

Findings of Fact #2: The approval will be injurious to the public health, safety, morals, and general welfare of the community because granting relief from the viewshed requirements would undermine the intent of the ordinance and create a precedent that places personal preference above creative design solutions to comply with established development standards.

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

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

Findings of Fact #3: The use and value of adjacent properties will be affected in a substantially adverse manner. The proposed increase in dwelling size and massing within the horizontally protected viewshed would reduce neighboring lake views. The viewshed requirements are intended to preserve equitable viewing rights for all properties, and allowing this encroachment would undermine that purpose and negatively impact neighboring outdoor enjoyment, including patio use.

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

M. Rippe – 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 Town of Clear Lake Unified Development Ordinance will not result in practical difficulties because there is adequate space on the lot to construct a sizeable dwelling unit; setback standards (including horizontally protected viewshed requirements) are published and known throughout the community; and curved shorelines are not uncommon in and around lake development. Additionally, new construction offers a clean slate to design around the required setbacks and standards.

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

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

R. Dammeier entertained a motion to deny variance request.
Motion by: K. Latz
To deny variance request.
2nd by: J. Hauguel
All in favor, say aye. Motion carried; Variance Application 2025-05 denied.

Roll Call:
R. Dammeier - Yes
B. Hanna – Yes
J. Hauguel – Yes
K. Latz – Yes
M. Rippe - Yes

Variance 2025-05 was denied.

Election of Officers

Chairman

K. Latz nominated R. Dammeier
2nd by: J. Hauguel
All in favor, say aye. Motion carried; R. Dammeier as Chairman.

Vice Chairman

K. Latz nominated M. Rippe

2nd by: J. Hauguel
All in favor, say aye. Motion carried; M. Rippe as Vice Chairman.

Rules Committee

K. Latz made a motion to abolish the Rules Committee until it's needed.

Board of Zoning members discussed.

K. Latz rescinds motion.

R. Dammeier entertains a motion to change the Rules Committee to a two-member committee rather than a three-member committee.

M. Rippe nominated himself.
2nd by: J. Hauguel
All in favor, say aye. Motion carried; M. Rippe approved as a member of the Rules Committee.

R. Dammeier nominated himself
2nd by: J. Hauguel
All in favor, say aye. Motion carried; R. Dammeier approved as a member of the Rules Committee.

Secretary

J. Hauguel nominated J. Sattison
2nd by: M. Rippe
All in favor, say aye. Motion carried; J. Sattison approved as secretary.

R. Dammeier entertained a motion to adjourn meeting.
Motion by: R. Dammeier
To adjourn meeting.
2nd by: M. Rippe
All in favor, say aye. Vote was unanimous. Motion carried; meeting adjourned.

Meeting adjourned at 7:49pm.

Board of Zoning Appeals Chairman: Roger Dammeier

Attest: Jennifer Smith-Sattison, Billing Clerk