

Town of Clear Lake-Plan Commission Meeting Minutes-March 2, 2021

Special Plan Commission Meeting Minutes-March 2, 2021

Call to order at 6:30 p.m. by President Bonnie Brown

Roll Call: Members present: President Bonnie Brown, John Wilhelm, Dan Rippe, Tyson Johnston, Bill Hanna and Jim McClain. Scott Lazur joined via telephone. President Brown determined that we have a quorum.

Others present: Brenda Eby, Clerk and three residents.

President Bonnie Brown entertained a motion to approve the minutes from the January 27, 2021 Special meeting.

Motion by: John Wilhelm

To approve the minutes of the January 27, 2021 meeting.

2nd by: Scott Lazur

No vote taken. **Vote taken at the April 14, 2021 special meeting, all in favor.**

President Bonnie Brown entertained a motion to pass the minutes from the February 1, 2021 regular meeting. Jim McClain pointed out that the minutes do not show that he abstained from passing the December 14, 2020 meeting minutes as he was not a member of the Board at that time. The minutes will be changed to show J. McClain's abstention.

Motion by: Tyson Johnston

To approve the minutes of the February 1, 2021 meeting, with changes.

2nd by: John Wilhelm

No vote taken. **Vote taken at the April 14, 2021 special meeting, all in favor.**

Old Business

We are still working to narrow down the changes to the UDO. New members were brought up to date as to the number system in the UDO. At our previous meeting, two items were put on temporary hold, #15, which deals with parking and #24, which concerns bathrooms in garages. President Brown explained why they are on hold. They require action from the Town council which would make a path for the PC to continue with changes to these two items. Dan Rippe gave an update on his work with the sewer ordinance, which coincides with #24. President Brown suggested that we come back to this later.

D. Rippe explained a change he made to 2018-05, Code 327-1 (Rule 5) should read Code 327-15 (Rule 5). This led to a discussion on Storm Water Management. There was much concern about sedimentation and how to filter it out before the water reaches the lake. J. McClain volunteered to speak with Steuben County officials on how they handle it. D. Rippe mentioned that he had referred to the Auburn Development Ordinance when he was working on the UDO update of Environmental Standards. He will add sediment to the wording. There was more discussion about down spouts and driveway run off and filtration methods.

Home Business Standards (HB), 5.31 and 5.32-T. Johnston combined these two pages into one. He proceeded to explain the changes that were made. The executive committee had discussed making some changes. There were changes discussed concerning the business hours and parking. The goal is to limit traffic which could impact neighbors. There was discussion of clarification of owner/employee and the different hours for each. The percentage of primary structure space used for the "business" was discussed which took the discussion back to parking. Deliveries were brought up as to the number allowed and the limiting of hours for deliveries. There would be no semis allowed and someone must be on-site during business hours. It was determined that "TEMPORARY signs during business hours ONLY" would be allowed. T. Johnston will re-write, with the suggested changes and will re-submit.

Moving on, Bonnie brought up that Guy Rodgers, Street/Utility Superintendent, requested a change order for the sewer ordinance concerning generators and grinders. G. Rodgers would like for all ILP's to require re-wiring the grinder directly to the home. They need to be wired directly to the house with a shut off switch so that when working on a grinder, it is safer for him or whomever is doing the work. J. McClain feels that this is unrealistic for ALL ILP's, due to the cost of the re-wiring. D. Rippe suggested that the sewer ordinance would need to be updated to make this change. The UDO will suggest that you refer to the Ordinance, which holds precedence.

Change request 2018-23, 2018-25 and 2018-28-As at previous meetings, there was much discussion concerning changing the size of LA garages, to allow for a larger structure. It was determined that the LA garage should match the LR home. It was suggested that the lot size have something to do with determining the LA structure size. If the lot with allow for a larger structure, the property owner could request a variance to build a larger structure. Again, it was suggested that there needs to be community involvement in this decision. The subject of restroom facilities in the LA structure was brought up again. After some discussion, it was determined that this subject will need to be revisited.

Change request 2018-09, D. Rippe would like to embellish with cross references to clear side yard so there are no plantings in the clear side yard and refer to sewer ordinance concerning no planting in the easements. These changes should be added even though this change request has been approved. D. Rippe will revise and bring to the next meeting.

Change request 2018-15, Designated parking for construction. Each residence has four parking spots. These spots need to be marked and enforced by the Zoning Administrator, the Street/Utility Superintendent and the Town Marshal. By marking the designated spots, violators can easily be addressed at the scene. The Marshal does not need to be mentioned in the UDO as he already has the authority to address any violator. We need to address construction companies that park in a way that totally closes off the road, without a permit. D. Rippe will bring suggestions to the next meeting.

President B. Brown asked for any other discussion. J. McClain welcomed anyone to stay after the meeting to discuss grinders.

Attendee, Darin Thorp, stated that there are areas around the lake that do not have a "right of way" so keep that in mind when making changes concerning parking for businesses.

President B. Brown entertained a motion to adjourn the meeting.

Motion by: Scott Lazur

To adjourn the meeting.

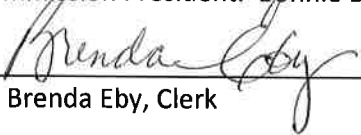
2nd by: Tyson Johnston

Vote: 7 Ayes 0 Nays 0 Absent Motion carried

Meeting adjourned at 8:54 PM.



Plan Commission President: Bonnie Brown



Attest: Brenda Eby, Clerk