

# TOWN OF CLEAR LAKE-PLAN COMMISSION MEETING MINUTES-APRIL 14, 2021

Plan Commission Special Meeting minutes-Wednesday, April 14, 2021

Call to order at 6:30 PM by President Bonnie Brown

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

Others present: Brenda Eby, Clerk; two residents identified themselves via telephone.

President Brown mentioned that the Board had moved and seconded to approve minutes at the last meeting, but no vote had been taken. Therefore, a vote was taken to approve the minutes of the January 27, 2021 minutes, original motion by J. Wilhelm, 2<sup>nd</sup> S. Lazur. All in favor. Also the minutes from the February 1, 2021 meeting, original motion by T. Johnston, 2<sup>nd</sup> by J. Wilhelm, all in favor.

President B. Brown announced that we have five UDO changes to discuss tonight, all of which must be settled tonight, due to legalities required before the May 3, 2021 meeting at which the proposed changes will be voted on to release for public viewing. We will be discussing #'s 6, 15, 24, 25 and 28.

Change request #6 – Home Business Standards Pg. 5-28 & 29-Has been re-written by T. Johnston and D. Rippe. D. Rippe explained the changes. All feel that to encourage home businesses, some restrictions need to be relaxed or even removed. It was determined to relax the parking limits and to remove the limit on deliveries per week. A discussion ensued as to whether the business can be located in the Primary structure versus an Accessory structure. The garage on an LA lot is the primary structure on that lot. Removal of D-2 would lessen confusion. HB 1 and HB2 will be combined as Home Business Standards. All in agreement.

Change request #15 – Improvement Location Permit Pg. 9-06-Discussion was held concerning ways to mark for construction parking. The Town's Parking Ordinance needs to be revised. Until then, we need a temporary fix for the problem. It was suggested to post construction parking spots on the property along with the ILP and any permits from the County. It was suggested that this would not be seen from the road by the Marshal or the ZA when just driving by the property. For now, we will supply the signs for the contractor to post. All in agreement.

Change request #24 – Lake Accessory Accessory Structure Standards Pg. 5-08, Council is looking to change the ordinance for adding a sewer hook up to an accessory structure. A variance is required now but council is looking to remove that requirement and replace it with approval from the street/sewer Superintendent only. This structure would be for guests, not a rental unit. Discussion followed about the definition of a kitchen and whether or not they should be allowed and how to enforce a rule against it. It was determined that having one's family around is a highlight of living here at the lake so why not make it comfortable and convenient to have them here.

It was determined to remove the word "businesses" as not permitted as this was addressed under Home Business Standards. Add "as example" to the options that are permitted. All in agreement, with changes.

Change request #25 – Lake Accessory District Development Standards Pg. 2-17, maximum structure height. Everyone is comfortable with a limit of 25' high, with a 9' door. President B. Brown was hesitant but went with 25', not an inch more. Discussion followed concerning how many stories (habitable) this would allow and whether an attic (unhabitable) would be allowed. Also discussed, the restroom would be required to be located on the first/main level, keeping in mind that you are allowed only one restroom in an LA structure. All in agreement with 1½ stories.

Change request #28 – Lake Residential District Development Standards Pg. 2-15, Height of LR accessory structure will be 25', 1½ story, same as LA. This is not an attached garage but a free standing garage/structure. This would be determined by the percent of coverage on the lot. All in agreement.

D. Rippe would like to go back to #2 – Administrative Subdivisions Pg. 9-41, Attorney Mike Hawk requested that we revisit this one. He advised that the risk is minimal of any issue with expanding zoning districts when working with administrative subdivisions. All in agreement to stay with the original decision to change/add zoning districts.

President B. Brown suggested going back to the first page of the summary to finalize. #1 and #33 have no originals but #19 required a grammatical change and #33 needed a change for an ILP permit period from 20 months to 12 months. There were language changes to:

# 1-change from 2-10 lots to 2-15 lots.

# 5-discussion of how to list Indiana code #'s

# 8-identify grinder easement on ILP site plan, discussion followed, D. Rippe explained the need.

#23-Add "no shed" to the new wording and B should read 1400 square feet, after much discussion, it was decided to remove C but keep "storage based" in the wording.

Per President B. Brown, the attorney will be looking over all changes before the May 3, 2021 meeting. After approval at the May 3<sup>rd</sup> meeting, the revisions will be put out for public opinion.

President B. Brown asked for any new business. There was none so she entertained a motion to adjourn.

**Motion by:** Jim McClain

To adjourn the meeting.

**2<sup>nd</sup> by:** Scott Lazur


All in favor.

Meeting adjourned at 8:53 pm.



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Bonnie Brown, Plan Commission President



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Attest: Brenda Eby, Clerk