

**Town of Clear Lake Plan Commission
Meeting Minutes – August 2, 2022**

Plan Commission President Dan Rippe called the meeting to order at 7:00pm.

There were 26 residents in attendance and 4 via Zoom.

Members introduce themselves:

Jennifer Smith-Sattison, Town Clerk
Larry Lillmars, Zoning Administrator
Mike Hawk, Attorney to the Plan Commission
Bill Hanna, 208 West Clear Lake Drive
George Schenkel, 144 West Clear Lake Drive
Dan Rippe, 126 Lakeside Court
Don Luepke, Alternate
Scott Lazur, 1108 South Clear Lake Drive
Jessica Swander, 7382 East State Road 120
Jim Hauguel, 154 West Clear Lake Drive

D. Rippe asked for a motion to approve minutes with corrections from May 4, 2022, Plan Commission meeting.

Motion by: G. Schenkel

To approve minutes May 4, 2022.

2nd by: S. Lazur

All in favor, say I. Vote was 5 to 0, D. Luepke abstained. Motion carried; minutes from May 4, 2022, approved.

D. Rippe asked for a motion to approve minutes with corrections from June 7, 2022, Plan Commission meeting.

Motion by: J. Hauguel

To approve minutes June 7, 2022.

2nd by: B. Hanna

All in favor, say I. Vote was 5 to 0, D. Luepke abstained. Motion carried; minutes from June 7, 2022, approved.

No budget items.

2022-01

L. Lillmars went through the staff report, comprehensive plan, Jim and Annie Skinner's plans and discussed the rezoning of their property from CO to LR.

Plan Commission members discussed and asked L. Lillmars questions that pertained to 416 Point Park.

D. Rippe entertained a motion to open for public comment.

Motion by: D. Luepke

To open for public comment.

2nd by: J. Swander

All in favor, say I. Vote was unanimous. Motion carried; open for public comment.

Jim Skinner, 416 Point Park – Discussed his most current site plans with the community. They are planning on keeping the boathouse and they are working around the trees they have on their property.

Tom Kramer, 440 Point Park, discussed the gentleman agreement they had, approximately 8 to 10 years ago, regarding no one building garages on Memorial Woods.

Todd Rumsey, 432 Point Park, discussed the UDO stating that you can only have two structures and they would not be able to build a third structure. If combined under one LR, it is based off surface ratio, the lake side could be overdeveloped counting the Point Park Drive corner, would offset his ratio, so he could build more on the lake. He could ask for a variance and build a third structure.

L. Lillmars clarified the three structures. The boathouse and the new garage are storage structures, according to UDO, you can have two and with talking with Mike Hawk, the guest house is considered occupiable. The storage space, according to the UDO, must be 1200 square feet or less, the boathouse and new garage are under 1200 square feet combined.

D. Rippe entertained a motion to close public comment.

Motion by: B. Hanna

To close public comment.

2nd by: S. Lazur

All in favor, say I. Vote was unanimous. Motion carried; closed for public comment.

L. Lillmars went through eleven responses they received from the feedback forms.

Plan Commission members discussed their support in keeping it as CO rather than rezoning it to LR.

D. Rippe stated the Clear Lake Comprehensive Plan was adopted on 11/30/06 and updated/adopted on 5/13/13, establishing the community's vision for the Town. The UDO was adopted on 7/13/09 and updated as necessary to remain consistent with comprehensive plan revisions, establishing this area as predominately (91%) Conservation (CO) district. D. Rippe then provided a comparison/contrast between CO and LR districts indicating the better fit to this day is CO.

D. Rippe entertained a motion for recommendation of 2022-01 to Town Council.

Motion by: B. Hanna makes an unfavorable recommendation to Town Council.

To send 2022-01 to Council with an unfavorable recommendation.

2nd by: S. Lazur

Roll Call:

J. Hauguel – Yes

J. Swander – Yes

S. Lazur – Yes

D. Luepke – Yes

D. Rippe – Yes

G. Schenkel – Yes

B. Hanna – Yes

Vote was unanimous. Motion carried to send 2022-01 to council with an unfavorable recommendation.

Old Business

L. Lillmars discussed the changes to UDO 2018-37.

PC members discussed the reasoning behind wanting an ILP added for home businesses.

D. Rippe entertained a motion to open for public comment.

Motion by: G. Schenkel

To open for public comment.

2nd by: D. Luepke

All in favor, say I. Vote was unanimous. Motion carried; open for public comment.

No public comment.

D. Rippe entertained a motion to close public comment.

Motion by: D. Luepke

To close public comment.

2nd by: S. Lazur

All in favor, say I. Vote was unanimous. Motion carried; closed for public comment.

D. Rippe entertained a motion for recommendation of 2018-37 to Town Council.

Motion by: G. Schenkel makes a favorable recommendation to Town Council.

To send UDO change 2018-37 council with a favorable recommendation.

2nd by: J. Hauguel

Roll Call:

J. Hauguel – Yes

J. Swander – No

S. Lazur – No

D. Luepke – No

D. Rippe – No

G. Schenkel – Yes

B. Hanna – No

Vote was 5-2 unfavorable. Motion failed.

D. Rippe entertained a motion for recommendation of 2018-37 to Town Council.

Motion by: S. Lazuel makes an unfavorable recommendation to Town Council.

To send UDO change 2018-37 council with an unfavorable recommendation.

2nd by: J. Swander

Roll Call:

J. Hauguel – No

J. Swander – Yes

S. Lazur – Yes

D. Luepke – Yes

D. Rippe – Yes

G. Schenkel – No

B. Hanna – Yes

Vote was 5-2 favorable. Motion carried to send 2022-37 to council with an unfavorable recommendation.

L. Lillmars discussed the changes to UDO 2018-38.

D. Rippe entertained a motion to open for public comment.

Motion by: D. Luepke

To open for public comment.

2nd by: J. Swander

All in favor, say I. Vote was unanimous. Motion carried; open for public comment.

No public comment.

D. Rippe entertained a motion to close public comment.

Motion by: G. Schenkel

To close public comment.

2nd by: S. Lazur

All in favor, say I. Vote was unanimous. Motion carried; closed for public comment.

D. Rippe entertained a motion for recommendation of 2018-38 to Town Council.

Motion by: D. Luepke makes a favorable recommendation to Town Council.

To send UDO change 2018-38 council with a favorable recommendation.

2nd by: B. Hanna

Roll Call:

J. Hauguel – Yes

J. Swander – Yes

S. Lazur – Yes

D. Luepke – Yes

D. Rippe – Yes

G. Schenkel – Yes

B. Hanna – Yes

Vote was unanimous. Motion carried to send 2018-38 to council with a favorable recommendation.

New Business

L. Lillmars and G. Schenkel went through Plan Commission training.

D. Rippe entertained a motion to adjourn the meeting.

Motion by: S. Lazur

To adjourn meeting.

2nd by: D. Luepke

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

Meeting adjourned at 8:59pm.



Dan Rippe, Plan Commission President



Attest: Jennifer Smith-Sattison, Clerk