

Town of Clear Lake – Board of Zoning Appeals

Meeting Minutes – August 8, 2023

Chairman Jim McClain called meeting to order at 7:00pm.

Roll Call:

Walter (Mokey) Grabowski, 254 West Clear Lake Drive

Kit Tyler, 280 Penner Drive

Matt Rippe, 68 West Clear Lake Drive

Jessica Swander, 7382 E State Road 120

Jim McClain, 1226 Quiet Harbor Drive

Mike Hawk, Attorney to the BZA

Jennifer Sattison, Billing Clerk

Robert Hawley, Zoning Administrator

J. McClain entertained a motion to approve the agenda.

Motion by: M. Rippe

To approve the agenda.

2nd by: J. Swander

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

J. McClain entertained a motion to approve June 13, 2023, Board of Zoning minutes.

Motion by: M. Rippe

To approve June 13, 2023, Board of Zoning minutes.

2nd by: J. Swander

All in favor, say aye. Vote was unanimous. Motion carried; June 13, 2023, Board of Zoning minutes approved.

No Budget Items.

Variance 2023-03: Request for variance from the required street yard setback as specified in Section 2.14 of the Unified Development Ordinance. Section 2.14 requires that the primary structure be 25 feet from the property line and the applicant is asking the setback to be reduced to 20.8 feet. The proposed project included building an attached garage onto the existing home.

Zoning Administrator R. Hawley went through the staff report for Tom Parker's Variance 2023-03.

J. McClain entertained a motion to open for public comment.

Motion by: J. Swander

To open for public comment.

2nd by: W. Grabowski

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

Variance Applicant, Tom Parker, discussed his project and that they would like to be able to access their home through an attached garage especially in bad weather, now that they are full-time residents.

Zoning Administrator, R. Hawley, went through feedback forms.

J. McClain entertained a motion to close public comment.

Motion by: K. Tyler

To close public comment.

2nd by: M. Rippe

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

J. McClain entertained a motion to move to final approval of Variance 2023-03.

Motion by: K. Tyler

To move to final approval of Variance 2023-03.

2nd by: W. Grabowski

All in favor, say aye. Vote was unanimous. Motion carried; moved to final approval of Variance 2023-03.

J. McClain goes through the findings of facts new form.

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.

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

Findings of Fact #2: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

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

Findings of Fact #3: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

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

Findings of Fact #4: The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Final Vote: 5-0. Yes, Findings of Fact #4

Variance 2023-03 was approved.

No New Business.

J. McClain entertained a motion to adjourn meeting.

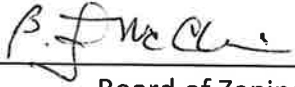
Motion by: K. Tyler

To adjourn meeting.

2nd by: W. Grabowski

All in favor, say aye. Vote was unanimous. Motion carried; Meeting adjourned.

Meeting adjourned at 7:30pm.



Board of Zoning Appeals Chairman: Jim McClain



Attest: Jennifer Smith-Sattion, Billing Clerk