



**REGULAR SCHEDULED COUNCIL MEETING**

Tuesday, August 16, 2022 – 7:00 p.m.

Join Zoom Meeting – Link listed on website

<https://us06web.zoom.us/j/6479705713?pwd=bGoxRjllTXNXeWRhQlcrVzljajUwZDZ09>

OR Join Via Phone: (646) 931-3860      Meeting ID: 647 970 5713      Passcode: Clear

**AGENDA**

1. Call to Order .....Council President
2. Pledge of Allegiance ..... Council and Attendees
3. Zoom Instructions ..... Larry Lillmars
4. Approval of Monthly Reports
  - a. Minutes from July 19, 2022, ..... Council
  - b. Voucher Register & Warrant..... Jessica Swander
5. Monthly Reports
  - a. Financial Report ..... Jessica Swander
  - b. Marshal’s Report..... Chris Emerick
  - c. Fire Department Report..... Brent Schlosser
  - d. Zoning Administrator’s Report ..... Larry Lillmars
  - e. Superintendent Report ..... Guy Rodgers
  - f. Council Member’s Reports ..... Council
6. Unfinished Business
  - a. ARP and Infrastructure Project Updates ..... Council
7. New Business
  - a. Plan Commission UDO Change Recommendations Ordinance ..... Council
    - i. Exhibit A Favorable Recommendations
    - ii. Exhibit B Unfavorable Recommendations
  - b. Ordinance- Creation of Donation Fund ..... Council
  - c. Budget Progress ..... Council
8. Training and review
  - a. Rules of Procedure/ Roberts Rules of Order .....Mike Hawk
9. General Discussion..... Council & Attendees
10. Adjournment..... Council President

**Next Council meeting:**

Tuesday, September 20, 2022 @7:00 p.m.

Please Note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.



TOWN OF CLEAR LAKE, INDIANA  
REGULAR TOWN COUNCIL MEETING  
July 19, 2022

The Regular Council meeting of the Town Council of Clear Lake, Indiana was held at the Town Hall on Tuesday July 19, 2022, at 7:00PM. Present were Town Council President Darin Thorp, Council Members Brent Schlosser, Dan Rippe, Molly Weber, and George Schenkel. Clerk/Treasurer - Jessica Swander, Street & Sewer Superintendent- Guy Rodgers, and Zoning Administrator - Larry Lillmars were also in attendance, absent was Marshal – Chris Emerick. There were twelve residents who signed the guest register and four attended via Zoom.

Council President Darin Thorp called the meeting to order at 7:00 p.m. starting with the sighting of the Pledge of Allegiance.

Zoom instructions were given by Larry Lillmars.

COUNCIL ACTIONS:

1. Approval of minutes from the Regular Town Council meeting held June 21, 2022, at 7:00PM. Darin Thorp presented the minutes to the Council. Darin then asked for any additions or corrections. No Corrections were given.

George Schenkel made a motion to pass the Regular Town Council minutes as presented. Seconded by Molly Weber. Motion passed.

2. Approval of Voucher Register with Warrants – Jessica Swander presented the Voucher Register with Warrant details.

Disbursements on the Voucher Register are as follows:

Operating Funds:	\$67,340.21
Sewer Funds:	<u>\$72,284.24</u>
Total Disbursements:	\$139,624.45

Dan Rippe made a motion to accept the Voucher Register with Warrants. Seconded by Brent Schlosser. Motion passed.

REPORTS:

1. Financial Report – Jessica Swander presented the financial report showing financials through June 30, 2022. Report is on file.
2. Marshal’s Report- Brent Schlosser discussed Marshal activity around the lake. Report is on file.

3. Fire Department Report- Brent Schlosser read the Fire Department Report. Report is on file.
4. Zoning Administrator- Larry Lillmars discussed activity around the lake. Report is on file.
5. Superintendent- Guy Rodgers discussed activity around the lake. Report is on file.

#### COUNCIL REPORT:

Darin Thorp will be sending out the GIS quote and will be adding it to a Council Meeting.

Brent Schlosser gave an update on the Economic Development and the presentation they will be giving at a future meeting.

Molly Weber stated that she has been working on objectives.

#### Unfinished Business:

#### New Business:

1. Hewes Hearing was presented by Larry Lillmars. Larry went over a timeline of events that lead up to the hearing and his Zoning report on the property.

Brent Schlosser recused himself from the hearing due to his residence being near the property.

Council discussed the deadline in the enforcement action being considered of August 30<sup>th</sup>, 2022.

Resident Jerry Hewes presented his case and answered questions from Council. Jerry asked for an extension for the electrical shut off.

Dan Rippe made a motion to read the Order of Enforcement in its entirety. Seconded by Molly Weber. Motion passed.

Dan Rippe read Order of Enforcement in its entirety.

Dan Rippe made a motion to Record of Hearing. Seconded by George Schenkel. Motion passed.

Dan Rippe read record of hearing in its entirety.

Council discussed Jerry Hewes meeting with Larry Lillmars on a weekly for progress updates. Jerry Hewes agreed to meeting with Larry Lillmars weekly for updates on his progress.

Council discussed changing B.3 for additional time for the electrical and extend it to July 27, 2022 in reference to B1. Section A2 adding Jerry Hewes name being present at the meeting and adding having a standing meeting between Jerry Hewes and Larry Lillmars to discuss progress.

Dan made a motion to accept the Order of Enforcement with the modifications. Seconded by Molly Weber. A roll call vote was taken. 4 -Yes, 0- No, 1- Recuse.

2. Resolution for Additional Appropriation was presented and discussed by Dan Rippe.

Dan Rippe made a motion to introduce Resolution for Additional Appropriation for Local Road Bridge Match Grant. Seconded by Brent Schlosser.

Dan Rippe read Resolution for Additional Appropriation for Local Road and Bridge Match Grant in its entirety.

Brent Schlosser made a motion to open for public comment. Seconded by Molly Weber. Motion passed.

John Wilhelm thanked everyone for getting the road fixed and the bridge done.

Brent Schlosser made a motion to close public comment. Seconded by George Schenkel. Motion passed.

Brent Schlosser made a motion to read Resolution for Additional Appropriation for Local Road and Bridge Match Grant by title only. Seconded by Molly Weber. Motion passed.

Brent Schlosser read Resolution for Additional Appropriation for Local Road and Bridge Match Grant by title only.

Dan Rippe made a motion to passed and adopt Resolution for Additional Appropriation for Local Road and Bridge Match Grant. Seconded by George Schenkel. Motion passed.

3. Budget progress was presented and discussed by Brent Schlosser, Dan Rippe, and Jessica Swander.

Council discussed budget items that were requested by departments.

**TRAINING AND REVIEW:**

1. Communication and Open-Door training was given by Molly Weber.

GENERAL DISCUSSION:

There being no further business or discussions, Council President Darin Thorp adjourned the meeting at 8:54 p.m.

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Darin Thorp, Council President

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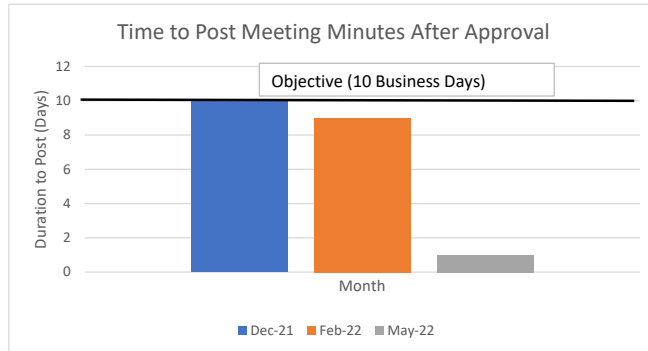
Attest: Jessica Swander, Clerk/Treasurer

**Description of Performance Measurement**

**Process being measured:** Preparation of Meeting Minutes

**Performance Measurement (Metric):** Time to post minutes after board approval

Board/Commission	Minutes Lead	Meeting Date	Board Approval Date	Web Page Posting Date	Minutes Approved	Number of Days	Target Calendar Days	Comments
PC	Lillmars	12/13/2021	2/1/2022	2/11/2022	Dec-21	10	10	Standard Council Meeting, Special Council Meeting
PC	Lillmars	2/1/2022	5/4/2022	5/13/2022	Feb-22	9	10	Standard Council Meeting, Special Council Meeting, Special Council Meeting
PC	Lillmars	5/4/2022	8/2/2022	8/3/2022	May-22	1	10	Council Meeting
PC	Lillmars	6/7/2022	8/2/2022	8/3/2022	Mar-22	1	10	Standard Council Meeting
PC	Lillmars				Apr-22	0	10	Standard Council Meeting
PC	Lillmars				May-22	0	10	
PC	Lillmars				Jun-22	0	10	
PC	Lillmars				Jul-22	0	10	
PC	Lillmars				Aug-22	0	10	
PC	Lillmars				Sep-22	0	10	
PC	Lillmars				Oct-22	0	10	
PC	Lillmars				Nov-22	0	10	
PC	Lillmars				Dec-22	0	10	



ACCOUNTS PAYABLE TOWN of CLEAR LAKE  
**Voucher Register for Operating Funds & Sewer Fund**

For Period from 07/19/2022 through 08/16/2022

2022							
DATE FILED	VOUCHER NUMBER	NAME OF CLAIMANT	FUND	AMOUNT OF VOUCHER	Appropriation	CHECK/ WARRANT NUMBER	MEMORANDUM
21-Jul	Pay Fund	PAYROLL	General	\$6,953.89	Payroll/benefits	EFT	C/Trea,B.Clerk,ZA & Police/Council
21-Jul	Pay Fund	PAYROLL	MVH	\$2,157.63	Payroll/benefits	EFT	T.Manager & T. Worker
21-Jul	Pay Fund	PAYROLL	Sanitation	\$504.00	Payroll/benefits	EFT	C/Trea.B.Clerk
21-Jul	Pay Fund	Inpers	MVH	\$224.48	Inpers Town Ex	EFT	Employer retirement contribution
21-Jul	Pay Fund	Inpers	General	\$213.07	Inpers Town Ex	EFT	Employer retirement contribution
21-Jul	Pay Fund	Inpers	Sanitation	\$52.45	Inpers Town Ex	EFT	Employer retirement contribution
4-Aug	Pay Fund	PAYROLL	General	\$6,590.20	Payroll/benefits	EFT	C/Trea,B.Clerk,ZA & Police/Council
4-Aug	Pay Fund	PAYROLL	MVH	\$1,845.09	Payroll/benefits	EFT	T.Manager & T. Worker
4-Aug	Pay Fund	PAYROLL	Sanitation	\$504.00	Payroll/benefits	EFT	C/Trea.B.Clerk
4-Aug	Pay Fund	Inpers	General	\$213.07	Payroll/benefits	EFT	Employer retirement contribution
4-Aug	Pay Fund	Inpers	MVH	\$191.97	Inpers Town Ex	EFT	Employer retirement contribution
4-Aug	Pay Fund	Inpers	Sanitation	\$52.44	Inpers Town Ex	EFT	Employer retirement contribution
18-Aug		Farmers State Bank Visa	General	\$87.53	Legal Notice		Legal Notice Mailing
18-Aug		Farmers State Bank Visa	General	\$58.12	Meetings		Budget Meeting Lunch
18-Aug		Farmers State Bank Visa	General	\$29.99	Other Prof.		Car Wash
18-Aug		Farmers State Bank Visa	General	\$83.14	Fees		VISA late fee & interest (credit on next month's bill)
5-Aug		First Net AT & T	General	\$67.00	Telephone/Int		Marshals, MIFI and ZA Phone
21-Aug		M & C Trenching	MVH	\$185.00	Street Material		Pot Hole for speed sign WCLD
21-Aug		Selective Insurance	General	\$6,238.00	Insurance		Insurance Policy S 2278676
19-Aug		Audio Video Systems	General	\$2,637.51	Building Maint.		USB Cable, USB Camera, Installation & Other Items
19-Aug		Fremont Hardware	General	\$33.16	Building Maint.		4 bags softener salt
19-Aug		Printing Place	General	\$116.19	Operating Sup		Golf Cart Rregistration Stickers
19-Aug		Jared Eby	General	\$150.00	Building Maint.		Cleaning
17-Aug		Midsolve	General	\$489.00	Other Prof		Ipads, tickets, phones, computer accs - conference room
17-Aug		Clear Lake Marina	General	\$263.03	Fuel		Fuel Boat
17-Aug		Kiesler Policy Supply	Lit	\$422.64	Uniforms & Supp		Marine Binocular
17-Aug		Pell's Tire Service	MVH	\$1,380.00	Fuel & Tires		New Tires Truck
17-Aug		Menard's	General	\$212.65	Grounds Maint		Weed & feed & Push Spreader
17-Aug		Menard's	MVH	\$388.46	Small Tools		Air Compressor and 2 year plan (1/2 of total)
24-Aug		KPC Media Group	General	\$24.00	Other Charges	EFT	Monthly newspaper
17-Aug		KPC Media Group	General	\$125.76	Legal Notice		Skinner & Wagner
18-Aug		Mid-City Office Systems, Inc.	CCD	\$138.88	Other Prof		Quartly Printer Use & Service Call
18-Aug		Mediacom	General	\$203.02	Telephone/Int	EFT	Phone/Fax/Internet
18-Aug		Bill's Professional Towing & Repair	Lit	\$50.35	Equip. Repairs		Brake Pads, oil change, tire rotation, inspection
19-Aug		4 Voice	General	\$147.60	Telephone/Int		Phones
15-Aug		Town of Clear Lake Sewer	General	\$94.12	Sewage	EFT	Monthly processing fee
24-Aug		Wex	General	\$355.25	Fuel		Marshal Fuel
8-Aug		NIPSCO	General	\$7.33	Electric		Light Replacement
22-Aug		NIPSCO	General	\$25.10	Electric		Tomado sirens - 3

ACCOUNTS PAYABLE TOWN of CLEAR LAKE  
**Voucher Register for Operating Funds & Sewer Fund**

For Period from 07/19/2022 through 08/16/2022

2022							
DATE FILED	VOUCHER NUMBER	NAME OF CLAIMANT	FUND	AMOUNT OF VOUCHER	Appropriation	CHECK/ WARRANT NUMBER	MEMORANDUM
22-Aug		NIPSCO	General	\$586.66	Electric/Gas	EFT	Town Hall & Barn electric/Heat
8-Aug		NIPSCO	General	\$1,911.16	Street Lights	EFT	Town Street Lights
17-Aug		Hawk, Haynie, Kammeyer & Smith	General	\$713.00	Attorney Fees		General
17-Aug		Hawk, Haynie, Kammeyer & Smith	CCD	\$7,291.00	Attorney Fees		Plan Commission
		<b>TOTAL ATTORNEY</b>	<b>\$8,004.00</b>				
		Washler, Inc.	Sanitation	\$8,360.90	Trash service		Trash Collection
		<b>TOTAL OPERATING FUNDS</b>		<b>\$52,377.84</b>			
	<b>SEWER</b>						
21-Jul	Pay Fund	PAYROLL	Sewer	\$2,988.81	Payroll/benefits	EFT	B.Clerk,T.Manager & T.Worker
21-Jul	Pay Fund	Inpers	Sewer	\$289.82	PERF town exp.	EFT	Employer retirement contribution
4-Aug	Pay Fund	PAYROLL	Sewer	\$2,704.63	Payroll/benefits	EFT	B.Clerk,T.Manager & T.Worker
4-Aug	Pay Fund	Inpers	Sewer	\$257.30	PERF town exp.	EFT	Employer retirement contribution
18-Aug		T.S Electric	Sewer	\$300.00	Other Profes		316/318ECL, 478/480ECL, 400ECLD Brecker
18-Aug		T.S Electric	Sewer	\$875.00	Other Profes		568ECL New Elec,
31-Jul		Farmers State Bank	Sewer	\$20.00	Other Prof	EFT	ACH Set up Fee
1-Aug		Farmers State Bank	Sewer	\$98.49	Other Prof	EFT	Check Processing Fee
18-Aug		Farmers State Bank Visa	Sewer	\$240.00	Postage		Stamps
18-Aug		Farmers State Bank Visa	Sewer	\$536.12	Supplies		Hand cleaner, Hand wipes, soap, tape measures
5-Aug		First Net AT & T	Sewer	\$110.89	Telephone/Int		Sewer Lines X3
19-Aug		Fremont Sand & Gravel	Sewer	\$40.16	Other Charges		Limestone
19-Aug		Steven Jennings Softener Repair	Sewer	\$24.00	Shop Supplies		3 - 5 Gallons of water
17-Aug		Menard's	Sewer	\$394.89	Shop Supplies		Air Compressor and 2 year plan (1/2 of total),
24-Aug		Wex	Sewer	\$180.49	Fuel		Fuel Sewer
22-Aug		Fremont Hardware	Sewer	\$54.49	Shop Supplies		Softener Salt & Boiler Drain
21-Aug		M & C Trenching	Sewer	\$185.00	Cont Labor		Inv. 19329
24-Aug		Unifirst Corp	Sewer	\$145.22	Prof. Services		Uniform rental - 8 weeks (7/19, 7/26, 8/2, 8/9)
9-Aug		Town of Fremont	Sewer	\$29,579.24	Sewage		Monthly processing
22-Aug		NIPSCO	Sewer	\$430.46	Electric	EFT	Lift station electrical usage
22-Aug		NIPSCO	Sewer	\$1,068.50	Electric	EFT	Grinders electrical usage
17-Jul		Hawk, Haynie, Kammeyer & Smith	Sewer	\$696.00	Attorney Fees		Hoagland
17-Aug		Eberhard, Weimer & Glick	Sewer	\$150.00	Attorney Fees		Hoagland
		<b>TOTAL SEWER FUND</b>		<b>\$41,369.51</b>			
		<b>TOTAL ALL FUNDS</b>		<b>\$93,747.35</b>			

I here by certify that each of the above listed vouchers and the invoices or bills attached there to are true and correct and I have audited same in accordance with IC5-11-10-1.6.

Date	ALLOWANCE OF VOUCHERS						Jessica Swander, Clerk-Treasurer
August 16 2022							

(IC5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the forgoing accounts payable voucher register consisting of 3 pages, totaling \$93,747.35

**Dated this 19th day of July 2022**

X X X



ACCOUNTS PAYABLE TOWN of CLEAR LAKE  
**Voucher Register for Operating Funds & Sewer Fund**

For Period from 07/19/2022 through 08/16/2022


2022							
DATE FILED	VOUCHER NUMBER	NAME OF CLAIMANT	FUND	AMOUNT OF VOUCHER	Appropriation	CHECK/WARRANT NUMBER	MEMORANDUM
X		X		X			
<b>SIGNATURE OF GOVERNING BOARD</b>							



Installed by the TOWN OF CLEAR LAKE-2019  
**Fund Report**

**Page : 2**  
**Date: 08/12/2022 10:05:07**  
**FUNDACCOUNTS.FRX**

<b>FUND TITLE</b>	<b>BALANCE BEG OF YEAR</b>	<b>REVENUE YTD</b>	<b>DISBURSED YTD</b>	<b>BALANCE BEG OF MONTH</b>	<b>REVENUE MTD</b>	<b>DISBURSED MTD</b>	<b>CURRENT BALANCE</b>
<b>SubTotal Bank Number 2</b>	<b>93734.09</b>	<b>480529.41</b>	<b>409599.00</b>	<b>174335.36</b>	<b>70865.67</b>	<b>80536.53</b>	<b>164664.50</b>
<b>*** GRAND TOTAL ***</b>	<b>1534487.38</b>	<b>1236174.96</b>	<b>1023542.30</b>	<b>1738536.33</b>	<b>179452.26</b>	<b>170868.55</b>	<b>1747120.04</b>

<b>Town Of Clear Lake Police Department</b>		Month	The Clear Lake Police Department took nine reports in the month of July, conducted nine VIN checks, twenty-five golf cart inspections and had forty-one traffic/boat contacts.							
2022		J U L	The Steuben County Sheriff's Office handled five reports within the Town and five reports within the Township of Clear Lake.							
<b>Statistics</b>										
	Monthly Hours Worked	226.5								
	Monthly Miles Driven	1,064								
	Monthly Aquatic Hours	10								
<b>Clear Lake Police Department</b>			<b>Steuben County Sheriff's Office in Town of Clear Lake</b>			<b>Town of Clear Lake Total</b>	<b>Steuben County Sheriff's Office in Clear Lake Township</b>			<b>Grand Total</b>
Code	Sub Total	9	Code	Sub Total	5	14	Code	Sub Total	5	19
100	Agency Assists	3	100	Agency Assists		3	100	Agency Assists		3
101	Alarm	1	101	Alarm	1	2	101	Alarm		2
104	Disorderly	1	104	Disorderly	2	3	104	Disorderly		3
105	Juvenile Problem		105	Juvenile Problem		0	105	Juvenile Problem	1	1
106	Property Damage Crash	2	106	Property Damage Crash		2	106	Property Damage Crash		2
107	Recovered Property		107	Recovered Property		0	107	Recovered Property	1	1
111	Theft	1	111	Theft		1	111	Theft		1
112	Welfare Check		112	Welfare Check		0	112	Welfare Check	1	1
114	Suspicious		114	Suspicious	1	1	114	Suspicious		1
118	Property Damage		118	Property Damage		0	118	Property Damage	1	1
120	Trespassing	1	120	Trespassing		1	120	Trespassing		1
121	Personal Injury Crash		121	Personal Injury Crash		0	121	Personal Injury Crash	1	1
125	Unsecure Premise		125	Unsecure Premise	1	1	125	Unsecure Premise		1
Detailed Reports Available			Detailed Reports Available				Detailed Report Available			



Map		Jan	Feb	Mar	April	May	June	20
Location	Description							
1	ECLD_SB						90.9	
2	ECLD_NB						91.9	
3	Lakeview_WB							
4	Lakeview_EB							
5	Penner Dr							
6	SCLD_EB						98.6	
7	Outer Dr							
	% Threshold							80

≤25 mph % Legend

**Take Aways by Location:**

1. ECLD: Check for sub group of year round drivers who typically exceed 25 mph (Recommend Routine Patrol)
2. Lakeview: Significant number of drivers exceeding 25 mph (Recommend Routine Patrol)
3. Penner: Year round traffic slightly exceeding 25 mph (Recommend occasional patrol)
4. SCLD: Year round traffic generally maintains 25 mph limit (Recommend occasional patrol)

Map		Jan	Feb	Mar	April	May	June	20
Location	Description							
1	ECLD_SB						21.3	
2	ECLD_NB						20.9	
3	Lakeview_WB							
4	Lakeview_EB							
5	Penner Dr							
6	SCLD_EB						19.1	
7	Outer Dr							
	Speed Limit							25

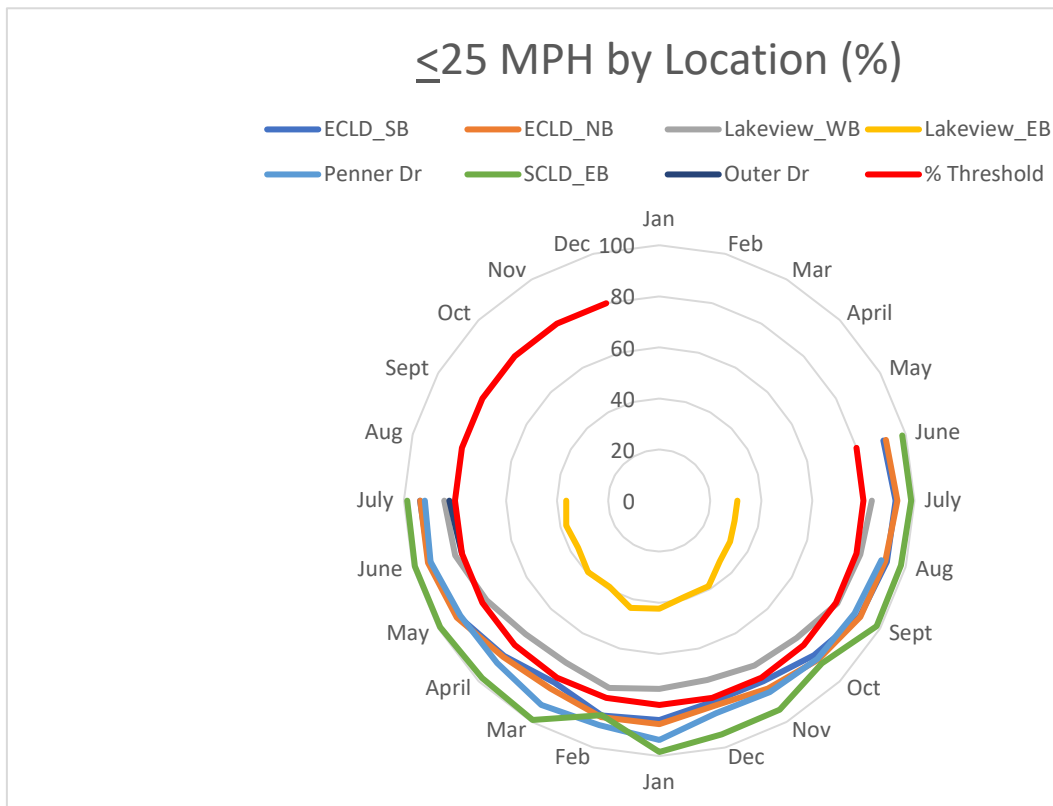
Avg mph Legend



21

July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
92.6	92.3	90.7	85.7	81.6	81.5	85.9	87.1
93.3	91.7	91	88.1	85	83.2	87.5	87.7
83.3	81.6	80.6	76.1	74.5	72.7	73.7	75.9
30.63	30.6	32	33.6	38.7	39	42.3	43.5
	90.1	88.3	87.6	86.6	86.2	93.7	91
98.7	98	98.4	90.1	94.5	94.7	98.4	87
80	80	80	80	80	80	80	80

90-100 %
80-89 %
<80 %



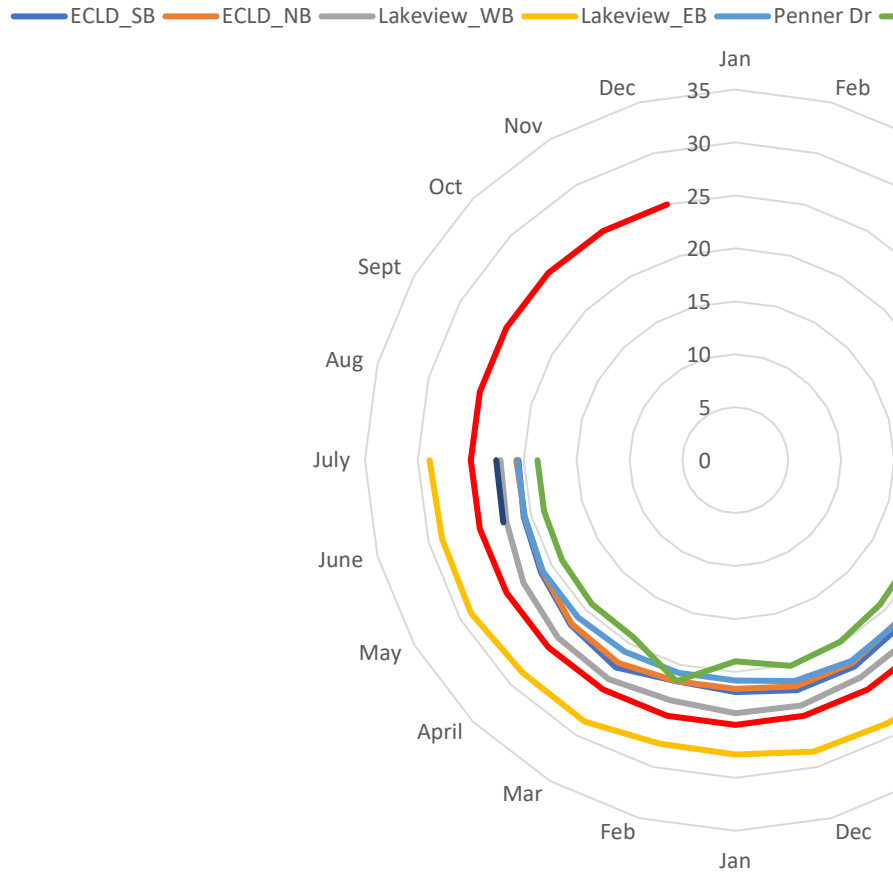
21

July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
20.8	21	21.2	22.1	22.5	22.5	21.9	21.6
20.6	21	21	21.6	22.1	22.1	21.6	21.6
22.6	22.8	22.9	23.6	23.7	24	23.9	23.5
30.4	30.4	30.2	29.7	28.7	28.5	27.8	27.7
21.3	21.1	21.3	21.7	21.9	21.6	20.8	20.8
18.9	19.1	19	19.3	19.8	20.1	19	21.6
25	25	25	25	25	25	25	25

<25 MPH
26-30 MPH
>30 MPH



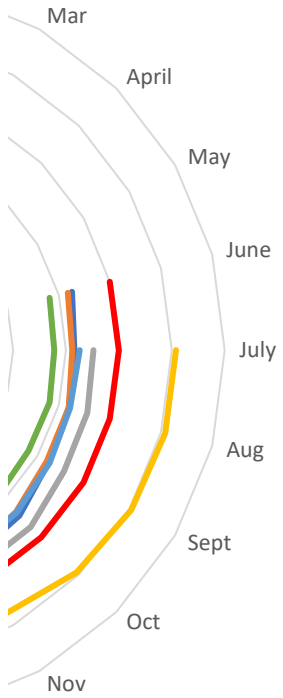
# Avg. Speed by Location (





(MPH)

SCLD\_EB Outer Dr Speed Limit



Nov

Dec

80

80

Nov

Dec

25

25

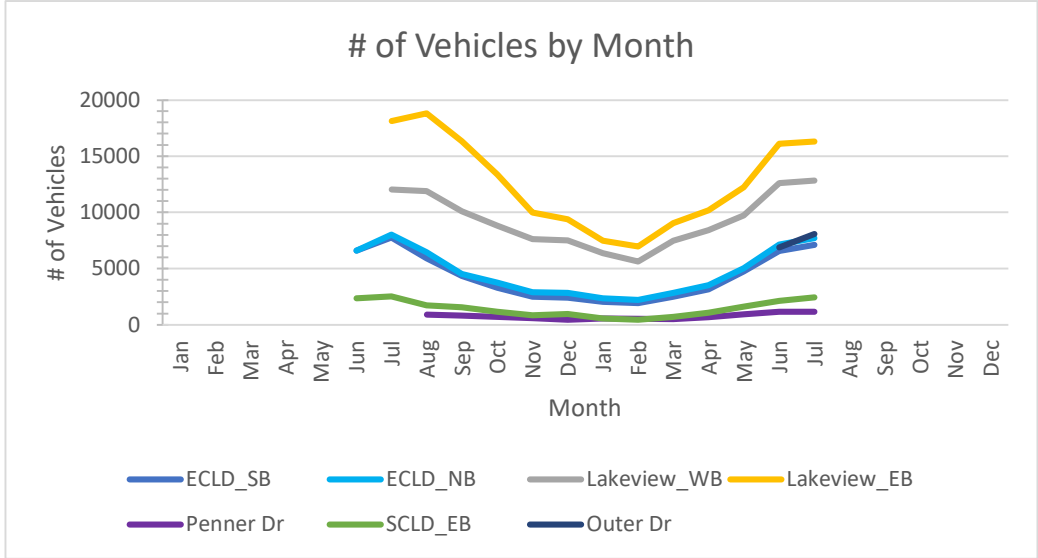


2022

Map		2021														
Location	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1	ECLD_SB						6608	7770	5925	4342	3293	2494	2400	2032	1947	2507
2	ECLD_NB						6586	8046	6446	4511	3747	2901	2842	2349	2215	2845
3	Lakeview_WB							12034	11900	10108	8825	7629	7499	6364	5631	7466
4	Lakeview_EB							18119	18832	16341	13367	9981	9400	7476	6973	9038
5	Penner Dr								901	810	693	595	470	569	521	513
6	SCLD_EB						2346	2537	1727	1571	1171	851	957	560	452	713
7	Outer Dr															
Total Vehicles							15540	48506	45731	37683	31096	24451	23568	19350	17739	23082
% chg Prev Mo								212%	-6%	-18%	-17%	-21%	-4%	-18%	-8%	30%

**Take Aways by Location:**

1. ECLD: Traffic doubles during summer season
2. Lakeview: Most year round traffic of all TOCL roads; ~70% increase in summer months
3. Penner: Generally low traffic year round
4. SCLD: Generally low traffic year round



	2022								
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
3148	4756	6576	7120						
3528	5036	7137	7699						
8417	9718	12615	12851						
10196	12243	16098	16291						
682	936	1177	1168						
1075	1622	2123	2439						
		6903	8098						
27046	34311	52629	55666	0	0	0	0	0	
17%	27%	53%	6%	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	




Fremont Fire Department

Calls for Service July 2022

1. July 1<sup>st</sup> 4:26 P.M. Medic Assist Jamestown Twp.
2. July 1<sup>st</sup> 4:44 P.M. Lift Assist Jamestown Twp.
3. July 2<sup>nd</sup> 6:11 A.M. Medic Assist Town of Fremont.
4. July 2<sup>nd</sup> 5:35 P.M. Medic Assist Jamestown Twp.
5. July 3<sup>rd</sup> 5:20 A.M. Medic Assist Jamestown Twp.
6. July 3<sup>rd</sup> 6:55 P.M. Medic Assist Town of Clear Lake.
7. July 3<sup>rd</sup> 7:34 P.M. Provide Fire Boat at fireworks detail Branch County.
8. July 4<sup>th</sup> 1:27 P.M. Medic Assist Jamestown Twp.
9. July 4<sup>th</sup> 2:01 P.M. Vehicle Accident with injury Jamestown Twp.
10. July 5<sup>th</sup> 3:55 A.M. Medic Assist Town of Fremont.
11. July 5<sup>th</sup> 8:14 A.M. Mutual Aid for the Lakeland Fire Department on a Structure Fire Kinderhook Twp.
12. July 7<sup>th</sup> 6:19 P.M. Medic Assist Jamestown Twp.
13. July 8<sup>th</sup> 2:24 A.M. Lift Assist Town of Fremont.
14. July 8<sup>th</sup> 7:43 A.M. Medic Assist Jamestown Twp.
15. July 8<sup>th</sup> 6:07 P.M. Medic Assist Jamestown Twp.
16. July 9<sup>th</sup> 9:41 A.M. Fire Alarm Town of Fremont.
17. July 9<sup>th</sup> 7:13 P.M. Vehicle Accident with injury Jamestown Twp.
18. July 11<sup>th</sup> 6:10 A.M. Lift Assist Town of Fremont.
19. July 11<sup>th</sup> 11:58 A.M. Medic Assist Jamestown Twp.
20. July 11<sup>th</sup> 3:11 P.M. Lift Assist Town of Fremont.
21. July 11<sup>th</sup> 7:20 P.M. Medic Assist Jamestown Twp.
22. July 12<sup>th</sup> 8:17 A.M. Lift Assist Town of Fremont.
23. July 13<sup>th</sup> 12:31 A.M. Medic Assist Town of Fremont.
24. July 13<sup>th</sup> 2:21 P.M. Dive Team stand by.
25. July 13<sup>th</sup> 4:48 P.M. Medic Assist Town of Fremont.
26. July 14<sup>th</sup> 7:52 A.M. Medic Assist Town of Fremont.
27. July 14<sup>th</sup> 11:15 A.M. Medic Assist Town of Fremont.
28. July 14<sup>th</sup> 8:12 P.M. Medic Assist California Twp.
29. July 14<sup>th</sup> 8:39 P.M. Smoke Investigation Jamestown Twp.
30. July 16<sup>th</sup> 4:24 A.M. Vehicle Accident Clear Lake Twp.
31. July 16<sup>th</sup> 3:41 P.M. Lift Assist Town of Fremont.
32. July 16<sup>th</sup> 8:49 P.M. Fireworks Detail Town of Fremont.
33. July 17<sup>th</sup> 10:56 A.M. Medic Assist Fremont Twp.
34. July 20<sup>th</sup> 3:16 A.M. Medic Assist Jamestown Twp.
35. July 20<sup>th</sup> 8:31 A.M. Fire Alarm Town of Fremont.
36. July 20<sup>th</sup> 11:30 A.M. Rubbish Fire Fremont Twp.

37. July 20<sup>th</sup> 12:14 P.M. Vehicle Accident with injury Clear Lake Twp.
38. July 20<sup>th</sup> 2:49 P.M. Natural Gas Leak Town of Fremont.
39. July 21<sup>st</sup> 8:32 P.M. Medic Assist Jamestown Twp.
40. July 22<sup>nd</sup> 3:55 A.M Medic Assist Fremont Twp.
41. July 22<sup>nd</sup> 9:18 A.M. Medic Assist Jamestown Twp.
42. July 22<sup>nd</sup> 9:52 A.M. Medic Assist Town of Fremont.
43. July 22<sup>nd</sup> 1:58 P.M. Service Call Town of Fremont.
44. July 22<sup>nd</sup> 4:36 P.M. Medic Assist Town of Fremont.
45. July 22<sup>nd</sup> 5:33 P.M. Fire Alarm Jamestown Twp.
46. July 23<sup>rd</sup> 8:49 A.M. Vehicle Accident Jamestown Twp.
47. July 23<sup>rd</sup> 6:32 P.M. Medic Assist Fremont Twp.
48. July 24<sup>th</sup> 12:27 A.M. Medic Assist Fremont Twp.
49. July 24<sup>th</sup> 3:42 P.M. Lift Assist Jamestown Twp.
50. July 24<sup>th</sup> 9:38 P.M. Vehicle Accident Jamestown Twp.
51. July 24<sup>th</sup> 9:46 P.M. Oil Spill Jamestown Twp.
52. July 25<sup>th</sup> 11:57 A.M. Medic Assist Jamestown Twp.
53. July 25<sup>th</sup> 12:40 P.M. Smoke Investigation California Twp.
54. July 25<sup>th</sup> 3:14 P.M. Medic Assist Town of Clear Lake.
55. July 26<sup>th</sup> 8:12 A.M. Lift Assist Jamestown Twp.
56. July 26<sup>th</sup> 11:00 P.M. Medic Assist Town of Fremont.
57. July 27<sup>th</sup> 4:34 P.M. Vehicle Accident with injury Town of Fremont.
58. July 28<sup>th</sup> 9:18 A.M. Dive Team call out Salem Twp.
59. July 28<sup>th</sup> 5:13 P.M. Down power line Town of Fremont.
60. July 29<sup>th</sup> 1:29 A.M. Medic Assist Town of Fremont.
61. July 29<sup>th</sup> 3:11 P.M. Medic Assist Town of Fremont.
62. July 29<sup>th</sup> 9:43 P.M. Medic Assist Town of Fremont.
63. July 30<sup>th</sup> 3:43 P.M. Rubbish Fire Clear Lake Twp.
64. July 30<sup>th</sup> 7:42 P.M. Medic Assist Town of Clear Lake.
65. July 31<sup>st</sup> 8:14 A.M. Medic Assist Town of Fremont.

<b>Town Of Clear Lake Fire Department Report</b>		Month	Areas of Concern/Interest: Upcoming Fire Contract negotiations		
2022		J U L			
<b>Statistics</b>					
	TOCL Incidents	4			
	Mutual Aid	1			
	Region Totals	7			
<b>Fire Department Activity within the Town of Clear Lake</b>			<b>Fire Department Activity within Clear Lake Township</b>		
Code	Sub Total	4	Code	Sub Total	3
100	Asssit-Agency (Mutual Aid)	1	100	Asssit-Agency (Mutual Aid)	
103	Asssit - Medical	3	103	Asssit - Medical	
132	Fire - Rubbish		132	Fire - Rubbish	1
145	Vehicle - Accident		145	Vehicle - Accident	1
146	Vehicle - Accident W/Injury		146	Vehicle - Accident W/Injury	1
Detailed Reports Available			Detailed Reports Available		



## TOCL Zoning Administrator Report

August 16<sup>th</sup>, 2022

### ILP's Issued:

ILP #	Date	Applicant	Property Address	Property Owner	Description
2022-17	7.8.22	Lynn Delagrang Homes	426 Point Park Drive	Wagner	New Home
2022-19	7.18.22	Welling Home	116 Sunset Bay	Joost	New Garage
2022-20	Pending	NDB Construction	708 SCLD	Moody	New Home – waiting for additional information
2022-24	7.19.22	Bob Buescher	356 ECLD	Greiwe	New Home
2022-25	8.3.22	Doug Brown	166 WCLD	Wirtz	Repair retaining wall, patio, and steps.
2022-26	8.8. 22	Ken Wertz	280 Outer Drive	Wertz	New garage cement pad, new patio, and replacing cement sidewalks
2022-27	Pending	Cass Cullis	70 WCLD	Cullis	Install new concrete driveway - with the new driveway the lot coverage at 72% over the 50% requirement. A stop work order was issued.

### Plan Commission Hearing:

Case #	Hearing Date	Applicant	Property Address	Rezoning	Status
2022-01	8.2.22	Skinner	416 Point Park Drive	Across the road portion of lot rezoning from CO to LA. Rezoning to be able to build garage.	PC is recommending to TC that the rezoning be denied.

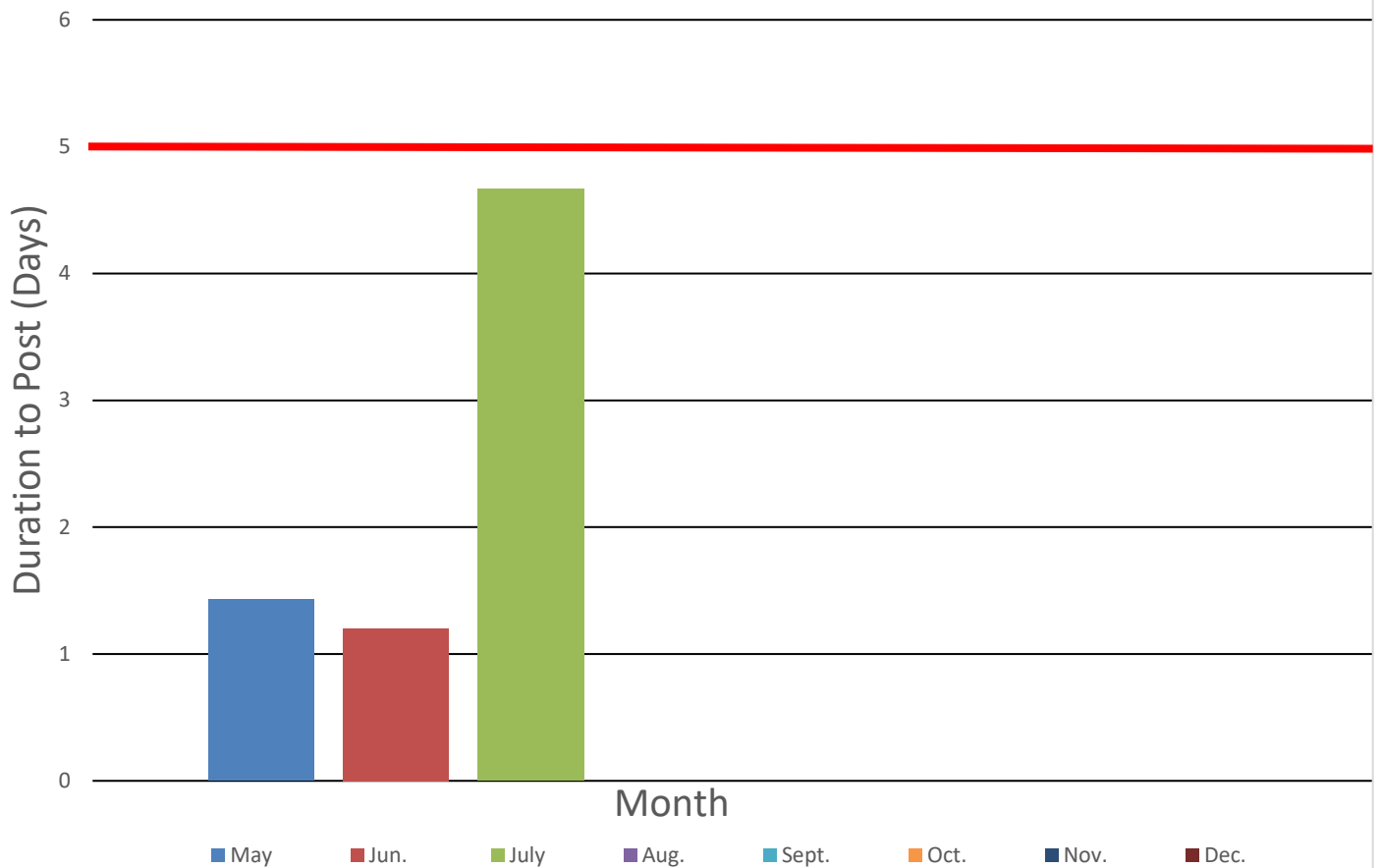
### BZA Hearing:

Case #	Hearing Date	Applicant	Property Address	Variance	Status
2022-03	8.9.22	Wagner	426 Point Park Drive	Structure exceeds lake yard setback	Denied
2022-04	8.9.22	Wagner	426 Point Park Drive	Structure in lake yard	Denied
2022-05	8.9.22	Bob Buescher / Schenkel	72 WCLD	Home setback to road property line	Approved
2022-06	8.9.22	Bob Buescher / Schenkel	72 WCLD	Hot Tub setback to lakeside building line	Approved
2022-07	8.9.22	Bob Buescher / Schenkel	72 WCLD	Garage setback to rear property line	Approved

**Projects:**

Item	Status
UDO updates	<ul style="list-style-type: none"> <li>• First group of UDO changes approved by Town Council on May 17<sup>th</sup>.</li> <li>• Second group of UDO changes - Town Council approved PC recommendation</li> <li>• Third group of two changes will be review by Town Council tonight for disposition</li> </ul>
Unsafe Hewes Home	<ul style="list-style-type: none"> <li>• Order of Enforcement Hearing was July 19<sup>th</sup> at Town Council meeting.</li> <li>• Mr. Hewes has until August 30<sup>th</sup> to comply with the Order of Enforcement</li> </ul>

## Average Days to Approve an ILP





## SUPERINTENDENT'S REPORT

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Tuesday August 16<sup>th</sup> 2022 – 7:00 p.m.

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1. Time allocation
  - a. Guy 177.50 hours.
  - b. Denver 160 hours
  - c. Other-road cut permits 0 ,2 Demo Permits and 2 letters of non-objection
2. Sewer Department Statistics
  - a. Locates –28
  - b. Alarm calls -7
  - c. Grinder pumps
    - i. Replaced – 2
    - ii. Repaired –0
    - iii. Set-up – 6
    - iv. New or repaired pumps ready to be placed into the system - 10 (14 still boxed)
  - d. Average flow 90051 GPD (Gallons per day)
3. Sewer Department Summary
  - a. Pumps at CEM are waiting on back ordered parts.
  - b. Sewer truck milage for the month 158
4. Street Department Summary
  - a. I have the estimate for tree trimming.
  - b. Street truck milage 105.

Guy Rodgers  
Street/Utility superintendent

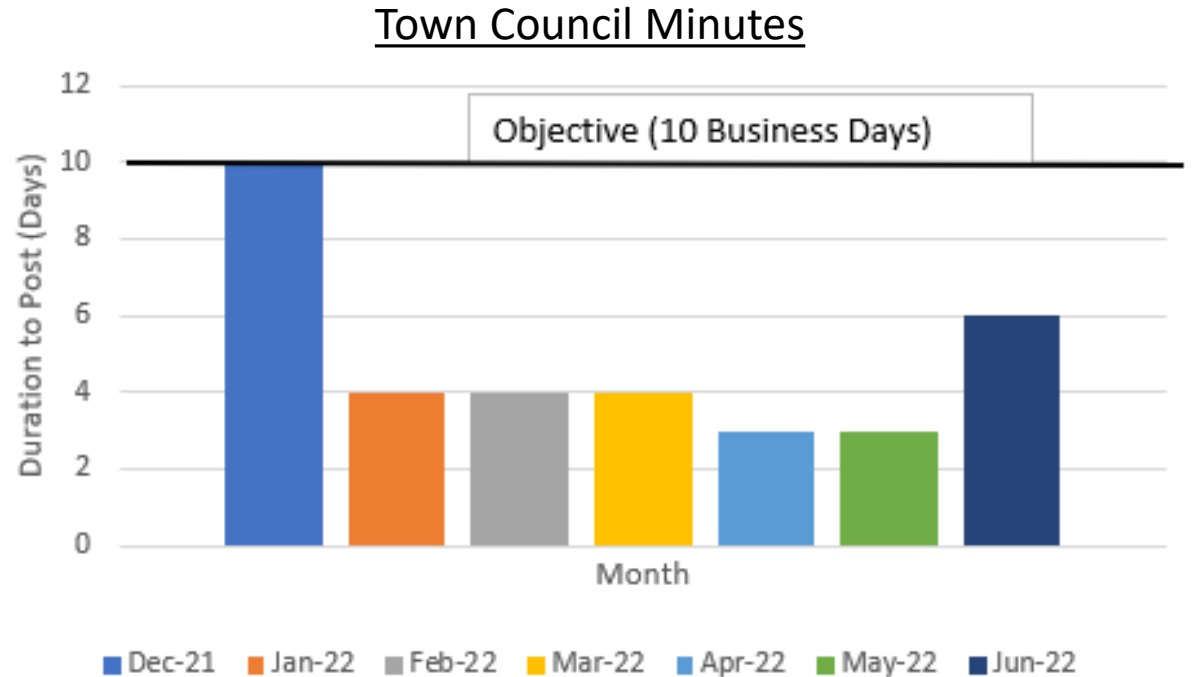
# TOCL Department Metrics

July 2022

# Clerk Treasurer

## Meeting Minute Timeliness

- **Process being measured:** Preparation and posting of Town Council meeting minutes
- **Performance Measurement (Metric):** Time to post minutes after Council approval
- **Performance Objective:** Post on Town Web page within 10 days of Council approval

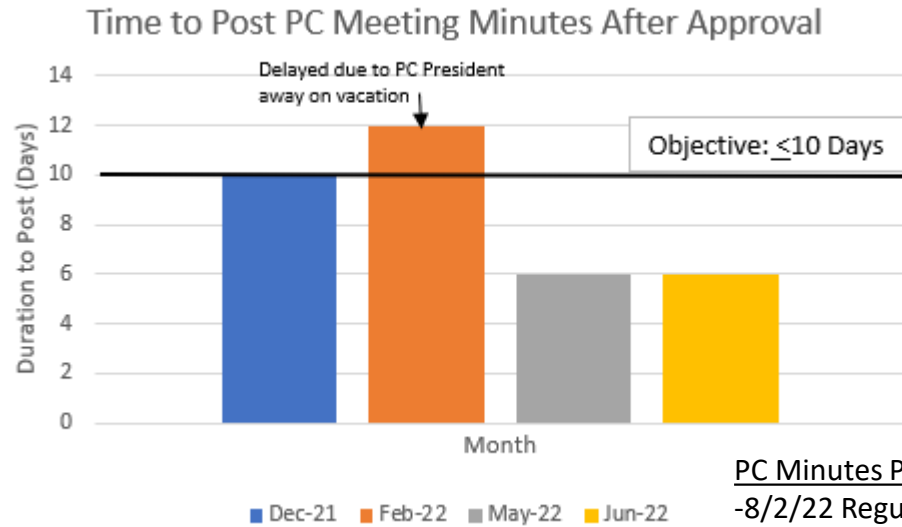




# Clerk Treasurer Cont.

## Meeting Minute Timeliness

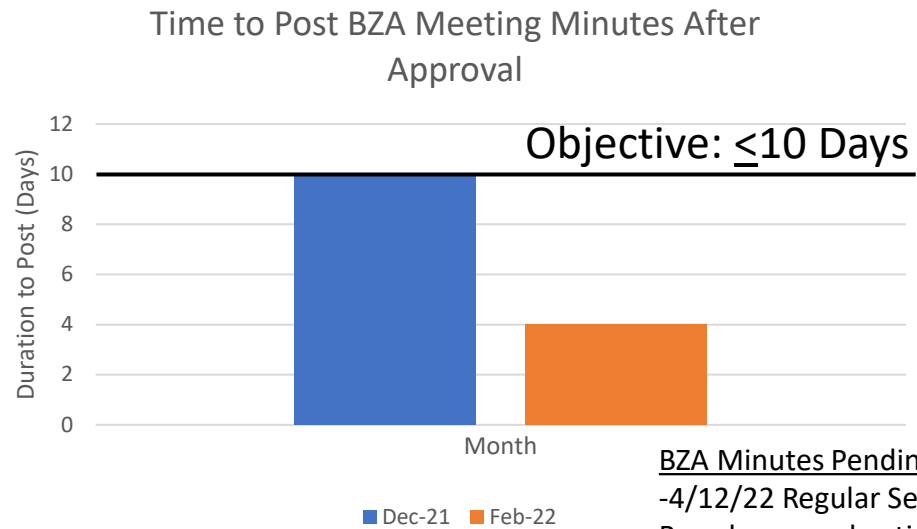
- **Process being measured:** Preparation and posting of Plan Commission & BZA meeting minutes
- **Performance Measurement (Metric):** Time to post minutes after Board approval
- **Performance Objective:** Post on Town Web page within 10 days of Board approval



PC Minutes Pending Board Approval

-8/2/22 Regular Session

-Board approval anticipated at next regular session



BZA Minutes Pending Board Approval

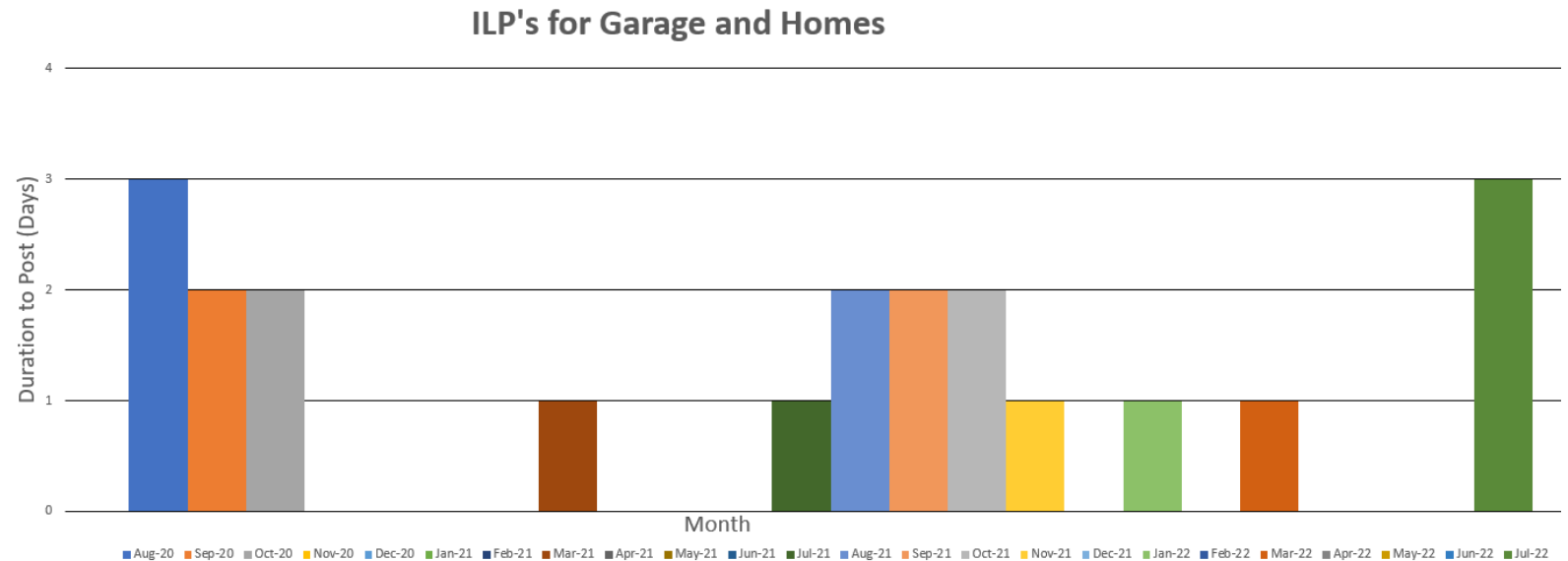
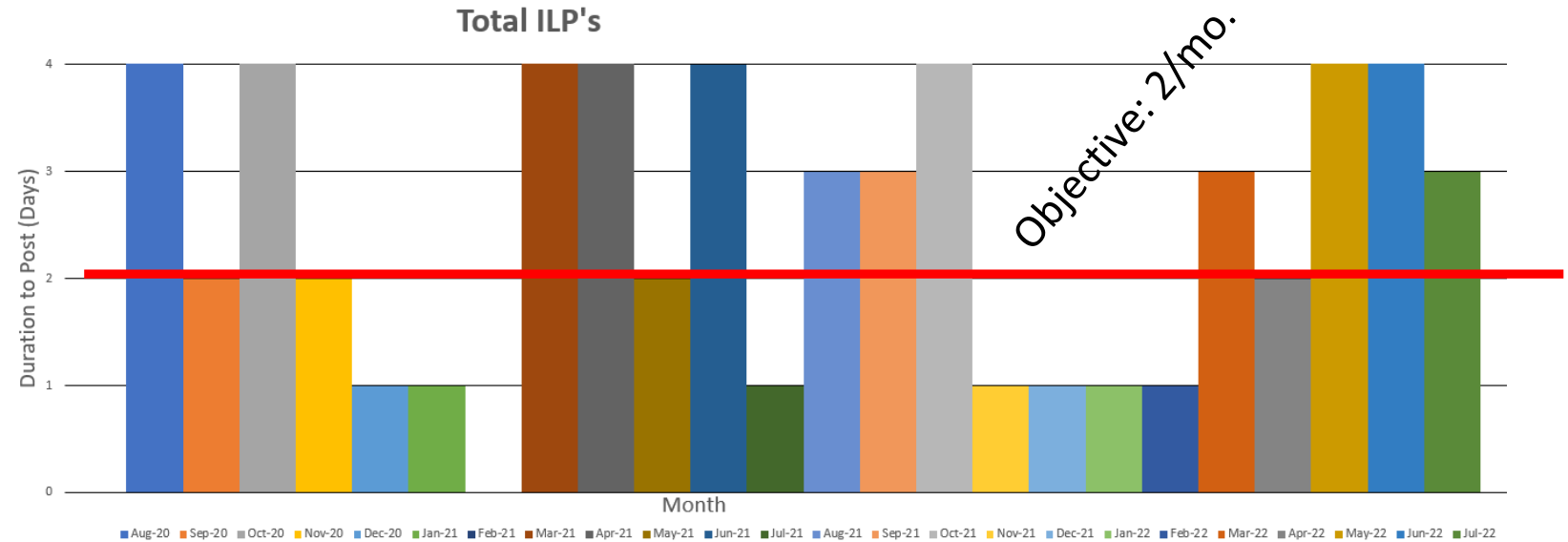
-4/12/22 Regular Session

Board approval anticipated at next regular session

# Zoning Administrator

## Number of ILPs Submitted by Month

- Process being measured: ILP Applications
- Performance Measurement (Metric): Demand on Zoning Administration Office
- Performance Objective: 2 per month (TBR)



# Zoning Administrator

## ILP Approval Time (Avg)

- **Process being measured:** ILP compliance assessment
- **Performance Measurement (Metric):** Duration required for ILP approval once all required information is received
- **Performance Objective:** Complete compliance assessment within 5 days

## Average Days to Approve an ILP

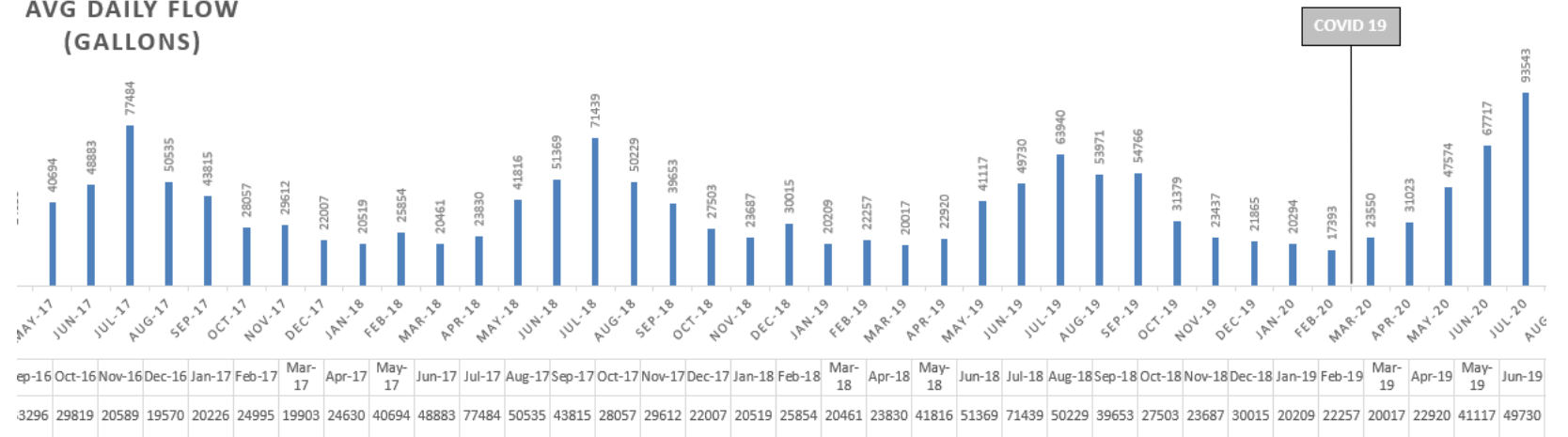


# Street & Utility Superintendent

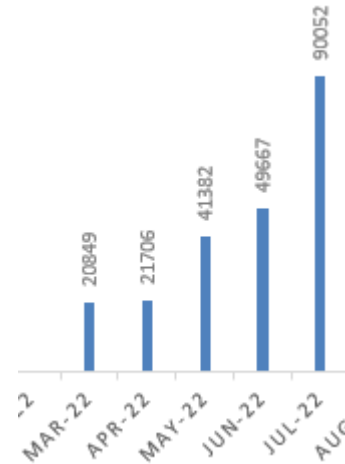
## Sewer Flow Rate

- **Process being measured:** Lift Station Transfer Rate
- **Performance Measurement (Metric):** Average Sewage Transfer (Monthly, Peak & Yearly)
- **Performance Objective:** Measure of System Process Rate

AVG DAILY FLOW (GALLONS)



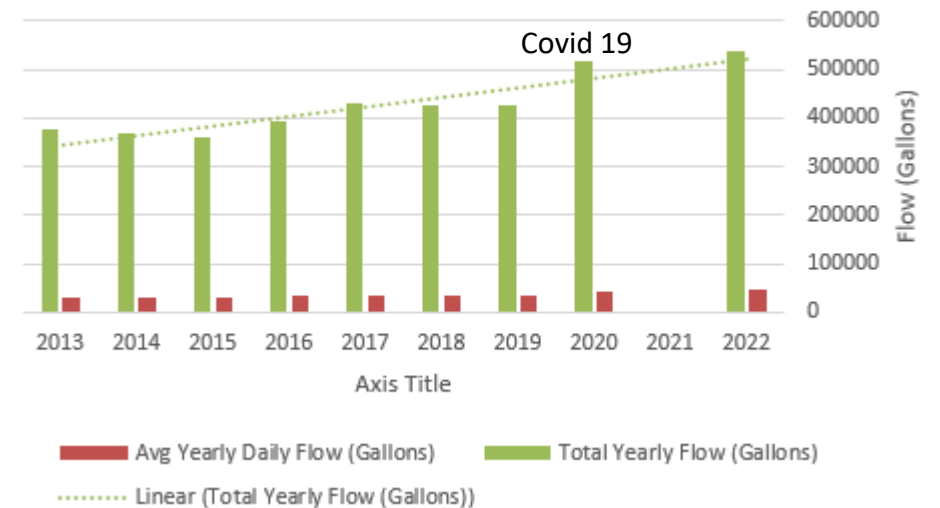
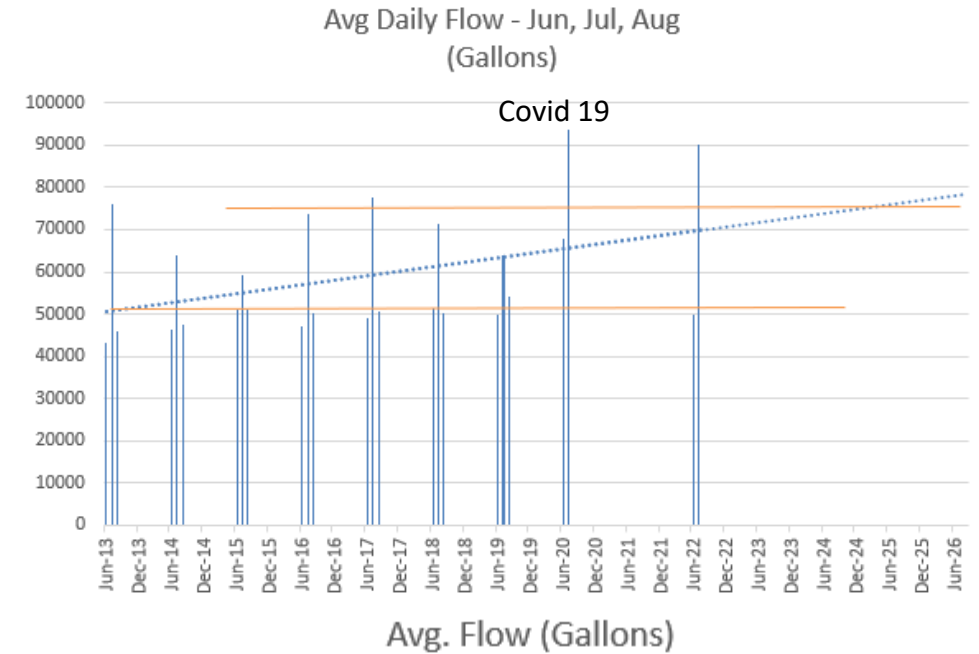
Resuming Metric Post Lift Station Upgrade



# Street & Utility Superintendent Cont.

## Sewer Flow Rate

- **Process being measured:** Lift Station Transfer Rate
- **Performance Measurement (Metric):** Average Sewage Transfer (Monthly, Peak & Yearly)
- **Performance Objective:** Measure of System Process Rate



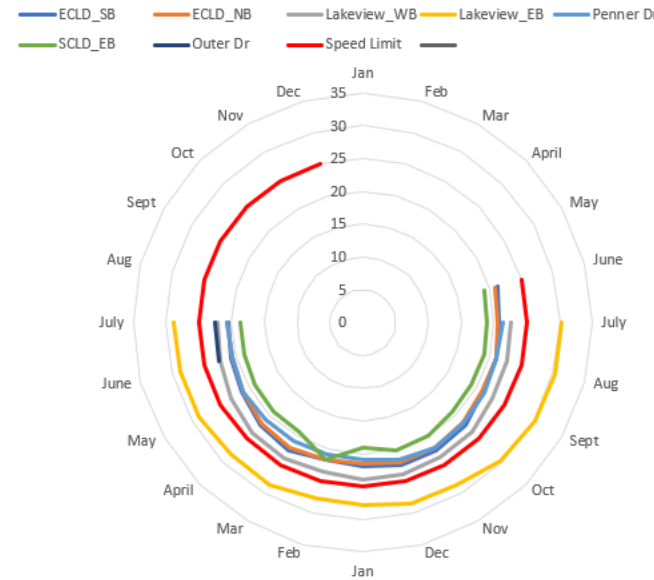
# Town Marshal

## Road Congestion & Compliance to Speed Limit

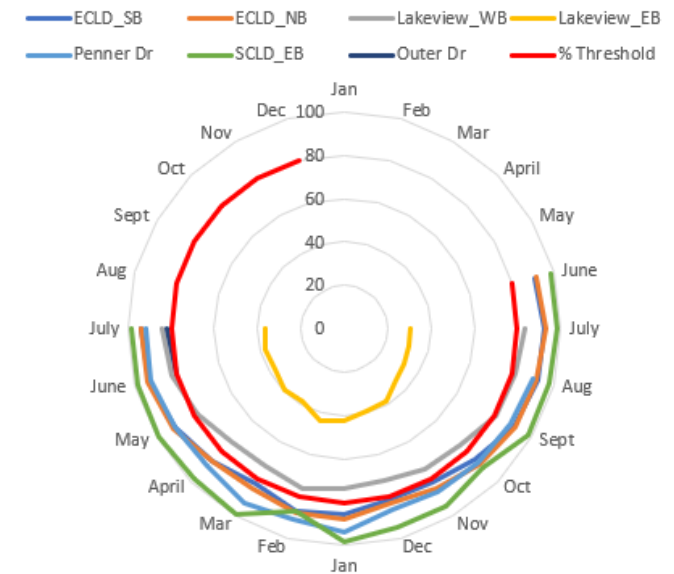
- **Process being measured:**  
Enforcement of Vehicle Speeds  
Road Congestion
- **Performance Measurement (Metric):** Vehicle Speeds & # of Vehicles
- **Performance Objective:**  
100%  $\leq$  25mph



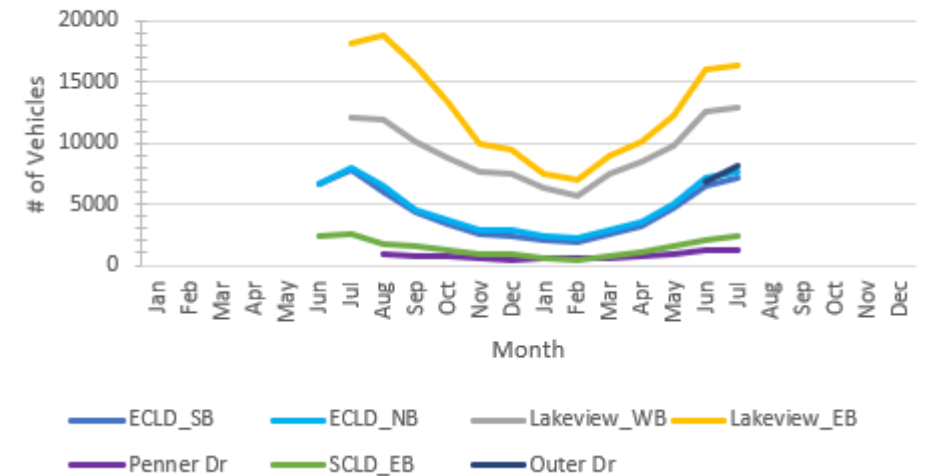
Avg. Speed by Location (MPH)

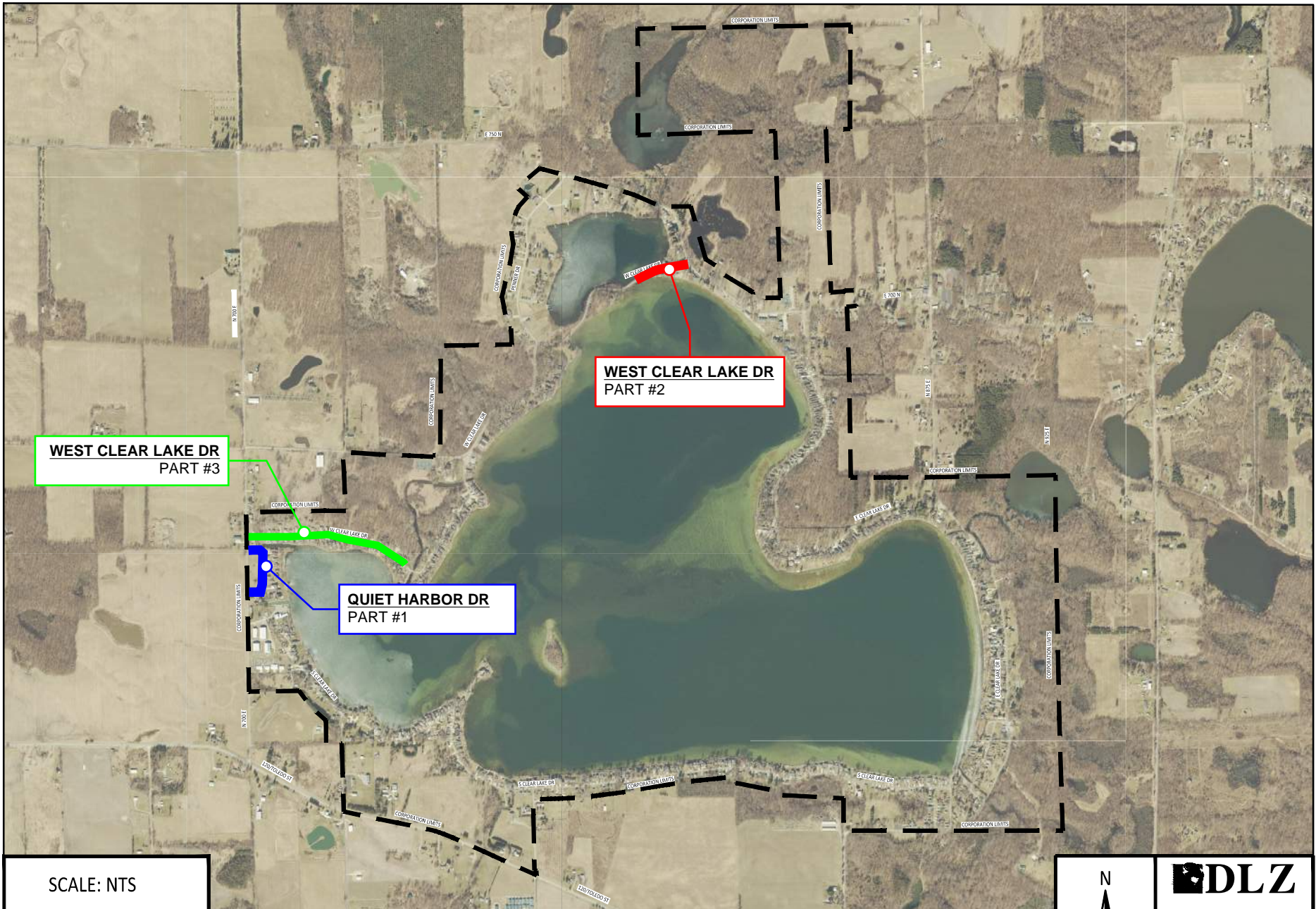


$\leq 25$  MPH by Location (%)



# of Vehicles by Month





SCALE: NTS

AUGUST 2022

TOWN OF CLEAR LAKE, INDIANA

2022 COMMUNITY CROSSINGS EXHIBIT



MAP

## Infrastructure Projects 2022 -2023

Item #	Project Description	Estimate (\$K)	Fund Source				Timeframe		2022 Town Objective #	Recommendation			
			ARP (~\$78K)	CCD	Sewer	Crossroads Grant	2022	2023		Approve	Hold	Dissapprove	Comments
1	Deploy GIS System: Streets, Sewers, Drainage, Zoning	50 (TBR)	X				X	X	3,7	X			Purchase and training 2022 and as-built layers 2023; Council President requesting estimate
2	Modify existing Maintenance Building	209		X	X				6,7		X		Pending Lower Construction Costs; Revisit in 5yrs, Build Rainy Day Fund, Store Marshal boat commercially
3	Build new Marshals building	420		X	X				7		X		Pending Lower Construction Costs; Revisit in 5yrs, Build Rainy Day Fund, Store Marshal boat commercially; Pole Barn construction ~\$350K
4	Improve Town Hall & Maintenance Parking Lot and Drainage	53		X			X		7	X			Upgrade existing parking lot for increased load capacity (staging area for contractors), add a drive on south side of town hall and add a stormwater holding pond along Gecowets Drive
5	Move Town Hall Well toward south lot line	6		X			X		7	X			Current well location obstructs access to the leaf vacuum storage building and salt barn; propose installing a new well toward the south lot line, reusing the existing waterline and storage tank
6	Town Hall Insulation, windows, dedicated HVAC for Conference Room, sump pump and backup generator	65 (TBR)	X	X			X		7	X			Improve energy efficiency and comfort of Town hall by addressing insulation, windows and (mini split system) HVAC control of conference room, backup sump & generator; Superintendent gathering estimates
7	Improve Drainage on 176 – 180 WCLD	60 (TBR)		X		X		X	27	X			Eliminate the health and safety issues associated with the flooding of roadway along 176-180 WCLD; DLZ developing plan and estimate
8	Improve Drainage at 24 WCLD	150		X		X		X	27	X			Eliminate the health and safety issues associated with the flooding of roadway along 24 WCLD; DLZ completing grant application
9	Install Sewer Grinder Electrical Disconnects on direct wire configurations	50 (TBR)			X		X	X	4	X			Eliminate the health and safety issues associated with the direct wiring of sewer grinders from NIPSCO power pole; Discuss options with NIPSCO, Superintendent gathering locations and estimates
10	Replace Condo Lift station	100 (TBR)			X		X	X	New Issue	X			Replace the aging condo lift station which has reliability issues: Superintendent working with ERI on design and estimate
11	Sewer line air relief valve maintenance	20			X			X		X			Clean and replace, as necessary, the air relief valves in the sewer main
12	Replace culvert at 750 SCLD	30 (TBR)		X					27	X			Replace aging steel pipe with concrete culvert at 750 SCLD
13	Road Improvements per 5-yr Plan (Quiet Harbor and WCLD Rd Lk overpass to Lakeview Dr)	TBR		X		X		X	28	X			DLZ completing grant application



# CERTIFICATION OF TEXT AMENDMENTS TO UNIFIED DEVELOPMENT ORDINANCE

On August 2, 2022, the Town of Clear Lake Plan Commission met in a regular meeting, to discussed proposed text amendments to the Unified Development Ordinance and held a Public Hearing on proposed text amendments to the Unified Development Ordinance. The proposed text amendments are attached hereto as Exhibit A and Exhibit B.

The text amendments attached hereto as Exhibit A are hereby certified with a favorable recommendation for adoption on this 16<sup>th</sup> day of August 2022 by the Town of Clear Lake Plan Commission.

The text amendments attached hereto as Exhibit B are hereby certified with an unfavorable recommendation for adoption on this 16<sup>th</sup> day of August 2022 by the Town of Clear Lake Plan Commission.

_____	_____
Dan Rippe, Plan Commission President	Date

_____	_____
Larry Lillmars, Zoning Administrator	Date

**ORDINANCE 2022- 08**

**AN ORDINANCE  
AMENDING THE CLEAR LAKE UNIFIED DEVELOPMENT ORDINANCE**

**WHEREAS**, on September 1, 2009, the Unified Development Ordinance officially replaced all previous zoning and subdivision control ordinances.

**WHEREAS**, the Unified Development Ordinance has been amended on several occasions since its adoption.

**WHEREAS**, on August 2, 2022, the Clear Lake Plan Commission held a Hearing addressing portion of the text of the amended Unified Development Ordinance that required further amendment; and,

**WHEREAS**, the Clear Lake Plan Commission, after proper notice and hearing as required by statute, certified the text changes to the Unified Development Ordinance, as amended, on August 2, 2022, which are attached hereto as Exhibit A, with a favorable recommendation and Exhibit B, with an unfavorable recommendation to the Town Council of the Town of Clear Lake, Indiana.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Clear Lake, Indiana,

**THAT**, the text changes to the Unified Development Ordinance which are attached hereto as Exhibit A, are hereby adopted, and incorporated into the Unified Development Ordinance by the Town Council of the Town of Clear Lake, Indiana; and Exhibit B, are hereby not adopted, and incorporated into the Unified Development Ordinance by the Town Council of the Town of Clear Lake, Indiana

**THAT**, this Ordinance shall be in full force and effect on January 1, 2023.

**PASSED AND ADOPTED** by the Town Council of the Town of Clear Lake, Indiana, this 16 day of August 2022.

---

Darin Thorp  
*Board Member*

---

Dan Rippe  
*Board Member*

---

Brent Schlosser  
*Board Member*

---

Molly Weber  
*Board Member*

---

George Schenkel  
*Board Member*

**Attest:**

---

Jessica Swander  
Clerk-Treasurer

**Exhibit A**

Unified Development Ordinance (UDO) Proposed Text Amendment

UDO Change Log Number: 2018-38

Date: 10/18/21

UDO Revision Affected: 2018/01/31

Change Status: 2- (Public Participation)

I. UDO Article Description: Sign Standards  
UDO Article #: 5.67  
UDO Page #: 5-59  
Change Category: Replace with New Standard  
Comp Plan Objectives: 3.1.1 and 3.1.2

II. Description of Change:

Home business shall comply with Sign Standards

III. Basis for Change:

Town Council requested the Plan Commission revisit the HB standards to better fit the needs of our community after receipt of complaints from neighbors by currently operating home businesses. Update must be consistent with comprehensive plan 3.1.1 and 3.1.2

IV. Change Language (From, To):

From:  
C. Cross Reference:  
1. *Home Businesses:* Signs associated with a home business shall be exempt from the Sign Standards section, but shall comply with the standards in *Section 5.31: Type 1 Home Business Standards* and *Section 5.32: Type 2 Home Business Standards*.

To:  
C. Cross Reference:  
1. *Home Businesses:* Signs associated with a home business shall be exempt from the Sign Standards section but shall comply with the standards in *Section 5.31: Home Business Standards*.

V. Summary of Public Comment:

VI. Plan Commission Recommendation: Favorable

Prepared By: Larry Lillmars

Date Codified: \_\_\_\_\_

# Exhibit B

## Unified Development Ordinance (UDO) Proposed Text Amendment

UDO Change Log Number: 2018-37

Date: 10/18/21

UDO Revision Affected: 2018/01/31

Change Status: 2- (Public Participation)

I. UDO Article Description: Improvement Location Permit  
UDO Article #: 9.05  
UDO Page #: 9-5  
Change Category: Replace with New Standard  
Comp Plan Objectives: 3.1.1 and 3.1.2

II. Description of Change:

This change will require home business to get an Improvement Location Permit (ILP)

III. Basis for Change:

Town Council requested the Plan Commission revisit the HB standards to better fit the needs of our community after receipt of complaints from neighbors by currently operating home businesses. Update must be consistent with comprehensive plan 3.1.1 and 3.1.2

IV. Change Language (From, To):

From:

**9.05 Improvement Location Permit**

- A. **Applicability:** An Improvement Location Permit shall be required prior to permanent construction, installation, addition, alteration, or relocation of a structure; prior to permanent alteration to the land; and prior to establishment of a new land or change an existing land use. The following are examples of projects necessitating an Improvement Location Permit process:
- Constructing, altering, or modifying a house or cottage
  - Constructing, altering, or modifying an accessory structure (e.g. garage, carport, shed, pool house)
  - Altering or modifying a structure's height, roof pitch, or massing (e.g. adding a dormer)
  - Constructing or modifying impervious surface (e.g. driveway, sidewalk, patio)
  - Installing a swimming pool
  - Installing, altering, or modifying a fence
  - Constructing, altering, or modifying a deck or retaining wall
  - Installing a permanent sign
  - Constructing a pond
  - Outdoor mechanical equipment
- B. **Exemption from Improvement Location Permit:** This exemption is only from having to obtain an Improvement Location Permit. It is not an exemption from having to meet all applicable regulations in this Unified Development Ordinance. Any project exempt from having to acquire an Improvement Location Permit that is in violation of this Unified Development Ordinance is subject to *Article 10. Enforcement and Penalties*. The following projects are exempt from having to obtain an Improvement Location Permit:
1. **Agriculture:** An agricultural related accessory structure is exempt from obtaining an Improvement Location Permit.
  2. **Softscaping and Hardscaping:** Installing trees, shrubs, plants, and flowers; applying mulch or soil enhancers; raising of planting beds around foundations; and installing accent hardscaping (e.g. stone steps, stone edging, or small retaining walls) is exempt from obtaining an Improvement Location Permit as long as there is no adverse affect to drainage.
  3. **Sign Content Change:** Sign content may be changed without having to receive an Improvement Location Permit.
  4. **Flag Pole:** Flag poles may be installed without obtaining an Improvement Location Permit.
  5. **Play Set:** Playsets that do not project more than ten (10) feet off the ground, do not utilize more than seventy-five square feet in area, and do not include any roof or wall features may be installed without obtaining an Improvement Location Permit.
  6. **Type 1 Home Business:** Type 1 home businesses may commence without obtaining an Improvement Location Permit.
  7. **Property Maintenance:** Maintenance and repairs to the existing structure or site features may commence without obtaining an Improvement Location Permit. Outdoor mechanical equipment shall not be exempted by this provision.
  8. **Adding or Changing Light Fixtures:** Light fixtures may be added or changed without obtaining an Improvement Location Permit.
  9. **Decorative Fences:** Decorative fences as described in Section 5.23(B)(2): Decorative Fence Permit Exemption and as defined may be installed without obtaining an Improvement Location Permit.

To:

**9.5 Improvement Location Permit**

A. **Applicability:** An Improvement Location Permit shall be required prior to permanent construction, installation, addition, alteration, or relocation of a structure; prior to permanent alteration to the land; and prior to establishment of a new land or change an existing land use. The following are examples of projects necessitating an Improvement Location Permit process:

- Constructing, altering, or modifying a house or cottage
- Constructing, altering, moving or modifying an accessory structure (e.g. garage, carport, shed, pool house)
- Altering or modifying a structure's height, roof pitch, or massing (e.g., adding a dormer)
- Constructing or modifying impervious surface (e.g., driveway, sidewalk, patio)
- Installing a swimming pool
- Installing, altering, or modifying a fence
- Constructing, altering, or modifying a deck or retaining wall
- Installing a permanent sign
- Constructing a pond
- Outdoor mechanical equipment

B. **Exemption from Improvement Location Permit:** This exemption is only from having to obtain an Improvement Location Permit. It is not an exemption from having to meet all applicable regulations in this Unified Development Ordinance. Any project exempt from having to acquire an Improvement Location Permit that is in violation of this Unified Development Ordinance is subject to *Article 10: Enforcement and Penalties*. The following projects are exempt from having to obtain an Improvement Location Permit.

1. *Agriculture:* An agricultural related accessory structure is exempt from obtaining an Improvement Location Permit.
2. *Softscaping and Hardscaping:* Installing trees, shrubs, plants, and flowers; applying mulch or soil enhancers; raising of planting beds around foundations; and installing accent hardscaping (e.g. stone steps, stone edging, or small retaining walls) is exempt from obtaining an Improvement Location Permit as long as there is no adverse affect to drainage.
3. *Sign Content Change:* Sign content may be changed without having to receive an Improvement Location Permit.
4. *Flag Pole:* Flag poles may be installed without obtaining an Improvement Location Permit.
5. *Play Set:* Playsets that do not project more than ten (10) feet off the ground, do not utilize more than seventy-five square feet in area, and do not include any roof or wall features may be installed without obtaining an Improvement Location Permit.
6. *(Deleted)*
7. *Property Maintenance:* Maintenance and repairs to the existing structure or site features may commence without obtaining an Improvement Location Permit. Outdoor mechanical equipment shall not be exempted by this provision.
8. *Adding or Changing Light Fixtures:* Light fixtures may be added or changed without obtaining an Improvement Location Permit.
9. *Decorative Fences:* Decorative fences as described in Section 5.23(B)(2): Decorative Fence Permit Exemption and as defined may be installed without obtaining an Improvement Location Permit.

V. Summary of Public Comment:

VI. Plan Commission Recommendation: Favorable

Prepared By: Tyson Johnston / Larry Lillmars

Date Codified: \_\_\_\_\_

**Ordinance No. 2022-09\_\_**

**ORDINANCE TO CREATE THE CLEAR LAKE  
SPECIAL, MISCELLANEOUS, AND ACTIVITIES DONATION FUND**

**WHEREAS**, interest has been expressed for the creation of a donation fund to support special, miscellaneous, and activities provided by the Town within the Town; and

**WHEREAS**, it is desirable to establish a fund to receive donations to the Town of Clear Lake, Indiana which are for the purpose of financial support of special events, miscellaneous, and activities within the Town of Clear Lake, Indiana.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Clear Lake, Indiana, as follows:

**SECTION 1.** The Clear Lake Special, Miscellaneous, and Activities Donation Fund is hereby established.

**SECTION 2.** Funds donated to the Town of Clear Lake for the Clear Lake Special Events Donation Fund shall be used exclusively for the purpose of supporting special, miscellaneous, and activities within the Town which are conducted by the Town.

**SECTION 3.** The funds received by the Town for the Clear Lake Special Events Donation Fund are unbudgeted, and may be expended for the purposes set forth in Section 2, as directed by the Town Council.

**SECTION 4.** This Ordinance shall have retroactive effect to July 1, 2022.

**ORDINANCE ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022. **TOWN OF CLEAR LAKE, INDIANA**

\_\_\_\_\_  
Darin Thorp, Member

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Dan Rippe, Member

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George Schenkel, Member

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Brent Schlosser, Member

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Molly Weber, Member

ATTEST:

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Jessica Swander, Clerk-Treasurer