

**Town of Clear Lake Plan Commission
Meeting Minutes – November 1, 2022**

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

There were 11 residents in attendance and 5 via Zoom.

Members introduce themselves:

Jessica Swander, 7382 East State Road 120
Bill Hanna, 208 West Clear Lake Drive
Jim McClain, 1226 Quiet Harbor
George Schenkel, 144 West Clear Lake Drive
Jim Hauguel, 154 West Clear Lake Drive
Don Luepke, Alternate
Dan Rippe, 126 Lakeside Court
Jennifer Smith-Sattison, Town Clerk
Robert Hawley, Zoning Administrator
Mike Hawk, Attorney to the Plan Commission

D. Rippe asked for a motion to approve minutes from August 2, 2022, Plan Commission meeting.

Motion by: J. McClain

To approve August 2, 2022, minutes.

2nd by: G. Schenkel

All in favor, say I. Motion carried; minutes from August 2, 2022, approved.

No Budget Items.

2022-02, Application for minor subdivision at 57 and 59 West Clear Lake Drive by Tony Gericke and Chris Laukhuf.

Zoning Administrator, Robert Hawley, went through the staff report.

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

Motion by: J. Swander

To open for public comment.

2nd by: B. Hanna

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

Tony Gericke has no plans to put anything on it over the next few years. It is just an investment.

Attorney M. Hawk discusses how the property was able to be recorded by the county, before being approved by the Plan Commission.

B. Hanna asks about plans for plot 1 and plot 2.

Tony Gericke said he had no plans for plot 1. He cannot speak for Chris Laukhuf but discussing with them they have no plans for Plot 2 for 5 to 10 years.

No public comment for opposition.

Robert Hawley received four feedback forms in favor.

D. Rippe entertained a motion to close public comment.

Motion by: D. Luepke

To close public comment.

2nd by: J. Swander

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

No Plan Commission discussion.

D. Rippe entertained a motion to proceed to final action.

Motion by: J. McClain

To proceed to final action.

2nd by: J. Swander

All in favor, say I. Vote was unanimous. Motion carried; proceed to final action.

Findings of Fact #1: The subdivision of land is consistent with the Town of Clear Lake Comprehensive Plan

Roll Call Vote:

B. Hanna – Yes

J. McClain – Yes

G. Schenkel – Yes

J. Hauguel – Yes

D. Luepke – Yes

D. Rippe – Yes

J. Swander – Yes

Findings of Fact #1 passes 7-0

Findings of Fact #2: The subdivision of land satisfies the development requirements of Article 06: Subdivision Types

Roll Call Vote:

J. McClain – Yes

G. Schenkel – Yes

J. Hauguel – Yes

D. Luepke – Yes

D. Rippe – Yes

J. Swander – Yes

B. Hanna – Yes

Findings of Fact #2 passes 7-0

Findings of Fact #3: The subdivision of land satisfies the standards of Article 07: Design Standards

Roll Call Vote:

G. Schenkel – Yes

J. Hauguel – Yes

D. Luepke – Yes

D. Rippe – Yes, with commitment of a drainage plan being submitted and approved by the zoning administrator prior to the issuance of an ILP.

J. Swander – Yes

B. Hanna – Yes

J. McClain – Yes

Findings of Fact #3 passes 7-0 with commitments.

Findings of Fact #4: The subdivision of land satisfies any other applicable provisions of this Unified Development Ordinance

Roll Call Vote:

J. Hauguel – Yes

D. Luepke – Yes

D. Rippe – Yes, with the commitment to update survey with addresses of the applicants.

J. Swander – Yes

B. Hanna – Yes

J. McClain – Yes

G. Schenkel – Yes

Findings of Fact #4 passes 7-0 with commitments.

Final action approved with stated commitments.

No old business.

G. Schenkel went through the proposed UDO change for 2022-01 Lake Accessory; Accessory Structure Standard to add maximum accessory structure and primary structure width of 40 feet.

Plan Commission discussed.

D. Rippe entertained a motion to disapprove proposed UDO change for 2022-01

Motion by: J. McClain

To disapprove proposed UDO change for 2022-01.

2nd by: J. Swander

Roll Call Vote:

J. McClain – Yes

G. Schenkel – No
J. Hauguel – Yes
D. Luepke – Yes
D. Rippe – Yes
J. Swander – Yes
B. Hanna – Yes

Motion to disapprove proposed UDO change 2022-01 as written passed 6-1

G. Schenkel went through the proposed UDO change for 2022-02 Lake Accessory District Development Standards.

Plan Commission discussed.

D. Rippe entertained a motion to table UDO change 2022-02 until February 2023 meeting.

Motion by: J. Hauguel

To table UDO change 2022-02 until February 2023 meeting.

2nd by: D. Luepke

Roll Call Vote:

J. McClain – No
G. Schenkel – Yes
J. Hauguel – Yes
D. Luepke – Yes
D. Rippe – Yes
J. Swander – No
B. Hanna – Yes

Motion to table UDO change 2022-02 until February meeting passed 5-2.

D. Rippe entertained a motion to adjourn the meeting.

Motion by: J. McClain

To adjourn the meeting.

2nd by: J. Swander

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

Meeting adjourned at 8:35pm.



Dan Rippe, Plan Commission President



Attest: Jennifer Smith-Sattison, Clerk