

Town of Clear Lake - Plan Commission Meeting Minutes – November 4, 2015

Plan Commission President Mike Long called the meeting to order at 7:00 PM. Members introduced themselves, and the following members of the Plan Commission were present.

Bonnie Brown
Emma Brown
Roger Dammeier
Mike Long
Don Luepke

Plan Commissioners Chris Folland and Alan Korte were not present. Zoning Administrator, Amy Schweitzer, was present for the meeting. President Long announced that a quorum was present.

President Long asked the Plan Commission if they had the opportunity to review the minutes from the August 3, 2015 meeting. Mr. Dammeier made a motion to approve the minutes from the August 3, 2015 meeting of the Plan Commission as presented. Mr. Luepke seconded the motion. Motion carried with all in favor.

Old business President Long stated the Plan Commission Executive Committee had not met recently and had nothing to report. Long asked for the Zoning Administrator's Report.

Staff Amy Schweitzer reported the following

- The Clear Lake Town Council had approved the amendment to the Unified Development Ordinance at its September meeting. Ground Rules has made the changes and provided an updated copy. Schweitzer stated she would print updates prior to the next Plan Commission meeting in February 2016.
- Thirty-four Improvement Location Permits have been issued in 2015. Six are for new single-family residences, and Schweitzer anticipates at least two more single-family residences before the end of the year.
- Three Administrative Subdivisions have been completed since the last Plan Commission meeting. Those are for Mike and Patricia Franz at 424 Point Park Drive; Cynthia Landmeier at 464 Point Park Drive; and Terry and Ann Melton at 1062 South Clear Lake and 1063 South Clear Lake Drive. There are several more Administrative Subdivisions that are currently in process. After some discussion about Administrative Subdivisions, Ms. Brown suggested creating a check list for Administrative Subdivisions.
- All of the necessary paperwork has been filed for the Hewes Subdivision of Land and Rezoning for one new lot at 765 South Clear Lake Drive, and the Plan Commission will hear it at the February 2016 meeting. Doug Schultz who has 50% ownership of the property asked the Plan Commission to determine if a wetland delineation would be required for the entire parent tract. After some discussion, the Plan Commission decided that a wetland delineation for the entire parent tract was probably not necessary. The Plan Commission also noted that the street side setback needed to be from the edge of the pavement or the lot line, whichever results in a greater setback and the environmental protective feature setback requires any structures to be 30-feet away from a delineated wetland. Schweitzer will follow up with Mr. Schultz.

President Long asked for New Business. Hearing none, Plan Commissioner Don Luepke introduced the evening's guest speaker, Nate Simons, Director of Blue Heron Ministries. Mr. Simons gave an informative presentation titled "A Natural History of Steuben County." At the conclusion of the presentation, Mr. Luepke asked what the Plan Commission could do to be good stewards of the land. Simons encouraged the Plan Commission to remember that the entire watershed is more important than the lake, and that wetlands impact the lake. Simons told the Plan Commission that the remaining

wetlands act as filters and buffers for the lake. Even though the Army Corps of Engineers sometimes issues permits for folks to build in a wetland, they have to mitigate and replace it. Mr. Simons stated it is almost always better to retain wetlands than to re-create them. Mr. Simons also elaborated on the danger of invasive species.

Hearing no other business, Mr. Dammeier made a motion to adjourn. Mr. Luepke seconded the motion. Motion carried; meeting adjourned at 8:25 PM.

Amy Schweitzer, Secretary