

A scenic photograph of a lake at sunset. The sky is filled with vibrant orange, yellow, and pink clouds, with the sun low on the horizon. The water reflects these colors. In the foreground, several wooden docks with boat covers are visible, along with some trees framing the scene.

2013 Update *to the* **Town of Clear Lake, Indiana** **Comprehensive Plan**

February 2013

Front cover photo:
Laura Strater
Sunrise, Summer 2012

Table of Contents

Acknowledgements	3
Preface	5
Introduction	7
State Law Mandate	7
Methodology	7
Logistics	7
Town Profile	9
Historical Data	9
Geographic Data	10
Demographic Data	11
Estimating Seasonal Population	13
Housing Data	14
Economic Data	16
Government and Taxation	17
Schools	19
Conservation, Parks, and Recreation	20
Transportation	20
Civic and Religious Organizations	21
Public Participation	23
Survey Respondents	24
Survey Results	24
Other Comments	37
Policies and Objectives	39
Municipal Services and Facilities	39
Housing	41
Commercial Development	42
Transportation	43
Parks and Recreation	44
Environment and Natural Resources	45
Land Use	47
Maps and Other Exhibits	49
Future Land Use Map	50
Thoroughfare Map	52
Values Survey Instrument	54

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Preface

This document is an update to the *Town of Clear Lake 2006 Comprehensive Plan* that was developed in 2006 and adopted on November 30, 2006 by the Clear Lake Town Council with Resolution 2006-01. Much has happened in Clear Lake since that time, and the Executive Committee of the Clear Lake Plan Commission decided 2012 was an appropriate time for a thorough review and update of the Town's Comprehensive Plan.

The *2006 Comprehensive Plan* shall remain intact with this “*2013 Update*” serving as a supplement to the original document. The *2013 Update* is organized similarly to the original *2006 Comprehensive Plan* with five (5) sections:

- **Introduction:** the Introduction outlines the basic Indiana Code requirements for Comprehensive Plans and provides the methodology and logistical information for the development of the *2013 Update*.
- **Town Profile:** the Town Profile includes some word-for-word information from the original *2006 Comprehensive Plan*, but also includes updated statistics and information.
- **Public Participation:** the Public Participate Section documents the results of the Values Survey from summer of 2012.
- **Policies and Objectives:** the Policies and Objectives Section has been entirely updated to include only those policies and objectives from the original *2006 Comprehensive Plan* that are still applicable. New policies and objectives have been added, as well.
- **Maps and Other Exhibits:** the Maps and Other Exhibits are new and specific to this *2013 Update*.

While this update serves as a supplement to the original document, the *2013 Update* has been developed to also serve as a stand-alone document – not requiring access to the original *2006 Comprehensive Plan* in order for it to be useful and make sense.

Introduction

STATE LAW MANDATE

A Comprehensive Plan is a document that sets forth broad policies for the future development of a community. This *2013 Update* has been prepared according to the requirements of Indiana Code 36-7-4-502 which requires a comprehensive plan to address the following items, at minimum:

- Statement of objectives for future development;
- Statement of policy for land use development; and
- Statement of policy for the development of public ways, public places, public lands, public structures and public utilities.

The *2013 Update* to the *Comprehensive Plan* meets the aforementioned state law mandates.

METHODOLOGY

The comprehensive plan update process began with a thorough review of the existing *2006 Comprehensive Plan*. After determining that an actual written update was necessary, a small steering committee was assembled to help oversee the process, be the sounding board for the project, and review drafts of the document before publication.

Data collection included statistical research to update demographic data as well as a “Values Survey” to solicit the public’s thoughts and opinions on various community issues. Once the data and survey responses were analyzed, the existing policies and objectives in the *2006 Comprehensive Plan* were reviewed to determine what changes, if any, were necessary.

LOGISTICS

Integrating the updated data and analysis into the existing *2006 Comprehensive Plan* was a challenge. Should the documents be co-dependent or independent? Since many of those accessing these documents will be doing so electronically and the documents were not able to be merged electronically, it was decided that the *2013 Update* should, at minimum, make sense and be understandable as a standalone document. However, it should also make reference to the original *2006 Comprehensive Plan*, and supplement that document when both the original and the update are available.

Town Profile

HISTORICAL DATA

The Town of Clear Lake has a rich history rooted in pioneer settlement. Eventually, families began to arrive in Clear Lake for the summer months and many chose to stay permanently. Typical of many Midwest communities, growth of the community was driven by the arrival of early settlers, merchants, religious and civic concerns, and the railroads. Some milestones in the early development of Clear Lake include:

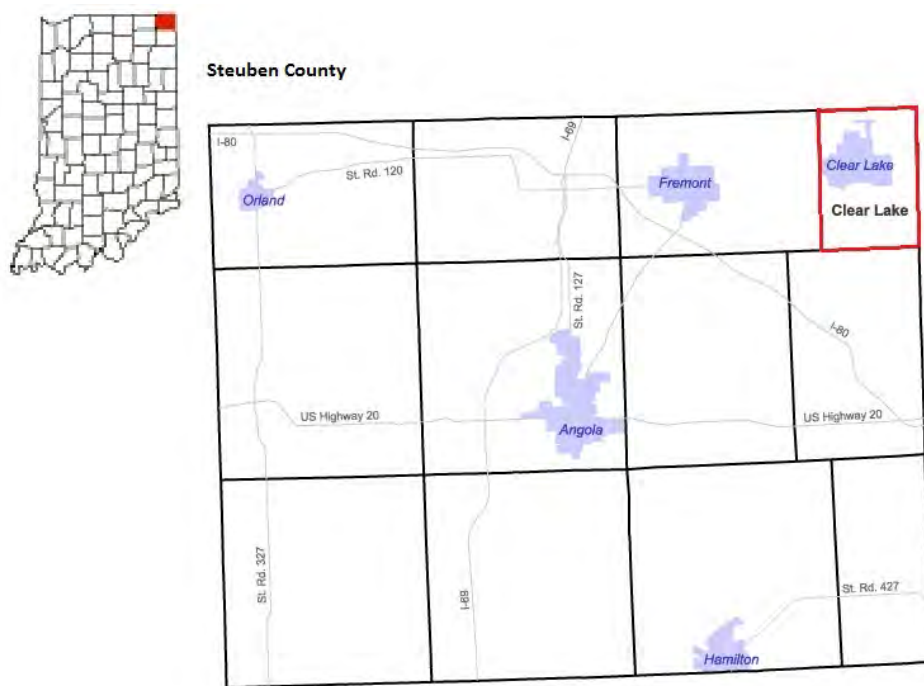
- Opening in 1906, the Northshore grocery was operated by Hiram Rice.
- In 1919, the Clear Lake Association started because local residents believed that a formal group was crucial to preserve the social, civic, and land interests of Clear Lake.
- Power boats began to be used in the 1920s.
- Electricity arrived in Clear Lake around 1920 and lighted the shoreline, making it possible to see how many people were at Clear Lake on any given night.
- Out of the four hotels to have existed on Clear Lake, only the Lakeside stands. The other three hotels were the Grandview, Hazenhurst, and the Mirador.

In 2010, the Clear Lake Heritage Committee, under the auspices of the Clear Lake Township Land Conservancy, copyrighted and published *Clear Lake: A Place To Remember*. The hardcover book is a thorough history of Clear Lake from Native American settlements and Clear Lake's earliest settlers to a present day "Journey around the Lake" covering marinas, clubs, hotels, and cottages. The book includes numerous photographs, advertisements, and family stories. *Clear Lake: A Place To Remember* is a great compilation and record of Clear Lake history.



GEOGRAPHIC DATA

The Town of Clear Lake, Indiana is a small community situated in the extreme northeast corner of the State of Indiana. Clear Lake is about a mile south of the Michigan state line and a mile west of the Ohio state line. The corporate boundaries of the town encompass approximately 2.4 square miles with more than half of that area being water. Clear Lake currently exercises planning and zoning jurisdiction within its corporate limits.



All of Steuben County – including the Town of Clear Lake – enjoy the natural features and recreational amenities of a vast system of natural, glacial lakes. These lakes have attracted many seasonal residents over the past century, and many local lake communities – including the Town of Clear Lake – are experiencing that seasonal population gradually moving towards full-time residency.

Despite being tucked away off the beaten path, Clear Lake is within a half-day's drive of many major Midwestern cities. This, combined with access to a major north/south interstate highway (I-69) and a major east/west interstate highway (I-80/90), has made travel to Clear Lake quick and easy for very large urban populations.

- Fort Wayne, Indiana is 52 miles south of Clear Lake;
- South Bend, Indiana is 80 miles west of Clear Lake;
- Toledo, OH is 70 miles east of Clear Lake;
- Detroit, MI is 115 miles northeast of Clear Lake;
- Chicago, IL is 163 miles west of Clear Lake; and
- Indianapolis is 168 miles southwest of Clear Lake.

In addition to proximity to the interstate highway system, the Town of Clear Lake enjoys easy access to State Road 120, just south of the corporate boundaries, which serves as the primary local east-west route. State Road 827 is accessed in nearby Fremont and provides a direct route to Angola, the Steuben County seat.

DEMOGRAPHIC DATA

Since the *2006 Comprehensive Plan* was completed, data from a new Census of Population and Housing is available. While there are many statistics from the Census – and many of those statistics are included in this *2013 Update* – it is important to note that Census data only tells half the story in Clear Lake. The Census only provides data for the portion of Clear Lake residents that live in the community year-round.

According to the 2010 Census, the Town of Clear Lake's year-round population is 339, an increase of 39% over the last ten years. This is quite a rebound after two consecutive decades of a declining year-round population. As illustrated in Figure 1, Clear Lake's year round population does not seem to follow growth trends present in Clear Lake Township, Steuben County, and the State of Indiana. Additionally, the 2010 population is the largest in the history of the Clear Lake community.

Figure 1: Population and Percentage Change in Population								
Year	Town of Clear Lake		Clear Lake Township		Steuben County		State of Indiana	
	Population	% Change*	Population	% Change*	Population	% Change*	Population	% Change*
1900			317		15,219		2,516,462	
1910			342	8%	14,274	-6%	2,700,876	7%
1920			273	-20%	13,360	-6%	2,930,390	8%
1930			250	-8%	13,386	0%	3,238,503	11%
1940	65		284	14%	13,740	3%	3,427,796	6%
1950	151	132%	379	33%	17,087	24%	3,934,224	15%
1960	147	-3%	397	5%	17,184	1%	4,662,498	19%
1970	271	84%	501	26%	20,159	17%	5,195,392	11%
1980	301	11%	576	15%	24,694	22%	5,490,224	6%
1990	272	-10%	635	10%	27,446	11%	5,544,159	1%
2000	244	-10%	687	8%	33,214	21%	6,080,485	10%
2010	339	39%	799	16%	34,185	3%	6,483,802	7%

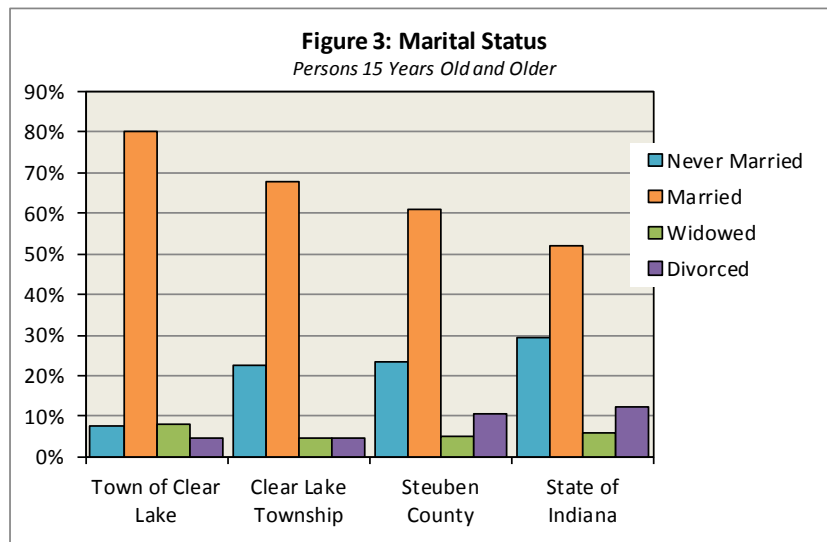
*Percentage Change is the change in population from the previous decade.

Figure 2 illustrates that Clear Lake's year-round population follows trends in the larger Clear Lake Township and Steuben County when it comes to gender. The population for all of the geographies continues to get older, but the trend is more prominent in Clear Lake where the median age has increased by 8.7 years since the 2000 Census to 58.7 years old. Considering many people make the lake their year-round home after retirement is one explanation for why the age of the Clear Lake population is older than that of the other geographies.

Figure 2: Population by Gender and Age						
	Town of Clear Lake		Clear Lake Township		Steuben County	
	#	%	#	%	#	%
Total Population	339		799		34,185	
Male	174	51%	407	51%	17,250	50%
Female	165	49%	392	49%	16,935	50%
Under 5	10	3%	34	4%	1,888	6%
5 to 9 Years	7	2%	37	5%	2,169	6%
10 to 14 Years	10	3%	52	7%	2,256	7%
15 to 19 Years	7	2%	44	6%	2,768	8%
20 to 24 Years	10	3%	24	3%	2,356	7%
25 to 34 Years	16	5%	58	7%	3,494	10%
35 to 44 Years	24	7%	93	12%	4,321	13%
45 to 54 Years	51	15%	128	16%	5,100	15%
55 to 59 Years	41	12%	65	8%	2,520	7%
60 to 64 Years	39	12%	73	9%	2,223	7%
65 to 74 Years	88	26%	135	17%	2,992	9%
75 to 84 Years	31	9%	44	6%	1,521	4%
85 Years and Older	5	1%	12	2%	577	2%
Median Age	58.7		50.3		40.2	

There have not been substantial changes in the racial composition of Clear Lake's population. There continues to be very little diversity within the Town, the Township, and Steuben County.

Figure 3 shows Marital Status statistics for persons 15 years old and older. Clear Lake has a higher percentage of individuals that are married than Clear Lake Township, Steuben County, and the State of Indiana. Consequently, Clear Lake has a lower percentage of individuals that have never been married. Again, this can be explained in part because of there being a significantly older population in Clear Lake than the other geographies.



ESTIMATING SEASONAL POPULATION

As mentioned, these Census statistics only paint the picture of the year-round Clear Lake resident. According to the 2010 Census, there are 339 year round residents in 169 “occupied” housing units, with the average household size of 2.01 persons per household.

The 2010 Census indicates there are approximately 600 total housing units in Clear Lake. It can be presumed that there are approximately 600 “occupied” households during the peak season (summer months). A conservative estimate using the 2.01 persons per household would equate to about 1,200 seasonal people. This is probably a low figure considering many of the families base their lake season around the end/beginning of the school year meaning there are children at the lake, as well.

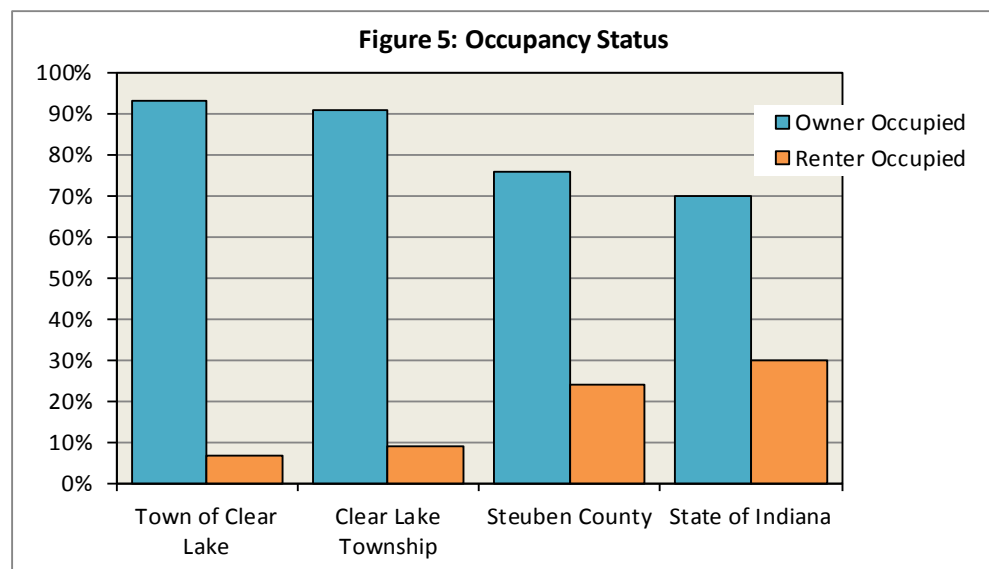


HOUSING DATA

The 2010 Census states there are 614 housing units in Clear Lake. Of those housing units, only 28% are occupied. The majority, 70%, are considered “vacant – for seasonal occupancy only” again indicative of the seasonal nature of population. Figure 4 gives the breakdown for housing units.

Figure 4: Housing Units								
	Town of Clear Lake		Clear Lake Township		Steuben County		State of Indiana	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	614		928		19,377		2,795,541	
Occupied	169	28%	339	37%	13,310	69%	2,502,154	90%
Vacant (Seasonal Occupancy)	427	70%	546	59%	4,603	24%	45,571	2%
Vacant (For Sale)	9	1%	18	2%	431	2%	46,410	2%
Vacant (Other)	9	1%	25	3%	1,033	5%	201,406	7%

Figure 5: Occupancy Status only provides information for the 169 “occupied housing units” in Clear Lake. As expected from the more-established year-round population, the occupancy status of the “occupied units” is vastly owner-occupied.



House value data from the 2010 Census is for the “occupied units,” thus not providing a complete picture. Having said that, data that is available illustrates the Median House Value is more than three times that of the Median House Value for Steuben County and the State of Indiana. (See Figure 6.)

Figure 6: House Value				
	Town of Clear Lake	Clear Lake Township	Steuben County	State of Indiana
Less than \$50,000	3%	4%	11%	9%
\$50,000 to \$99,000	6%	22%	27%	27%
\$100,000 to \$149,999	4%	13%	25%	27%
\$150,000 to \$199,999	5%	9%	11%	17%
\$200,000 to \$299,999	24%	13%	12%	12%
\$300,000 to \$499,999	11%	14%	8%	6%
\$500,000 to \$999,999	36%	20%	5%	2%
\$1,000,000 or more	9%	5%	1%	0%
Median	\$379,400	\$206,800	\$121,700	\$123,000

ECONOMIC DATA

Approximately thirty-eight Clear Lake residents are enrolled in schools – nursery school to college. Of residents 25 years old and older, 100% of Clear Lake residents are high school graduates, and 32% have attained bachelor's degrees or more. Both these rates exceed the same rates for Steuben County and the State of Indiana.

It takes just over thirty minutes for the average Clear Lake year-round resident to travel to work. This is consistent with travel time to work for those living in Clear Lake Township, but about ten minutes more than the average travel time to work for residents of Steuben County and the State of Indiana as a whole.

Nearly 42% of Clear Lake's year-round residents are employed in management, business, science, and art occupations. This is more than Steuben County (28%) and the State of Indiana (32%). Clear Lake has fewer residents in production, transportation, and material moving occupations and service occupations than other geographies.

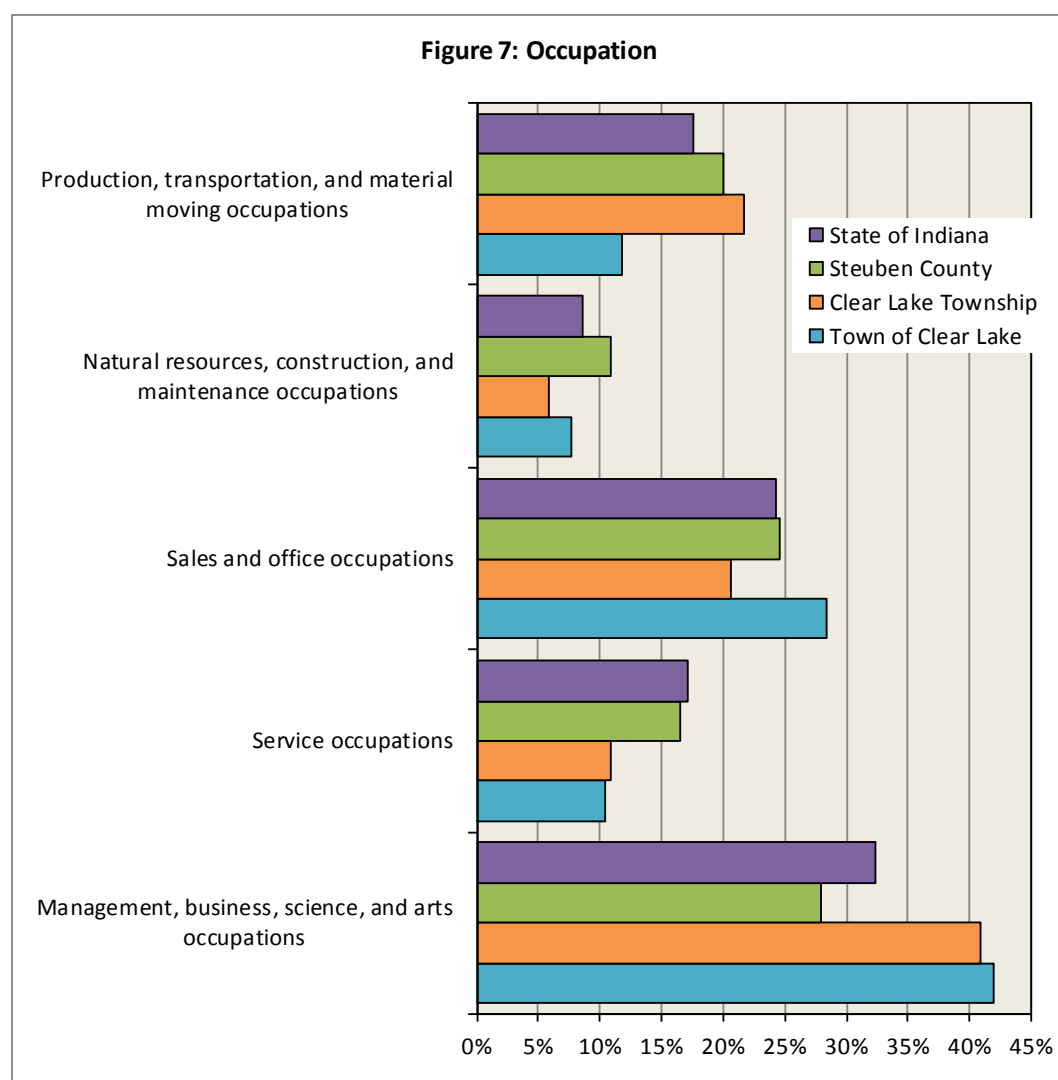


Figure 8 compares Income and Benefits for Clear Lake's year-round population with incomes of Clear Lake Township, Steuben County, and the State of Indiana. These income statistics do not include earnings from social security or retirement income.

Figure 8: Income and Benefits (2010 Inflation-adjusted dollars)				
	Town of Clear Lake	Clear Lake Township	Steuben County	State of Indiana
Less than \$10,000	4%	2%	5%	8%
\$10,000 to \$14,999	0%	0%	3%	6%
\$15,000 to \$24,999	8%	11%	13%	13%
\$25,000 to \$34,999	12%	17%	11%	12%
\$35,000 to \$49,999	21%	16%	21%	16%
\$50,000 to \$74,999	14%	20%	22%	19%
\$75,000 to \$99,999	17%	15%	12%	12%
\$100,000 to \$149,999	11%	12%	9%	10%
\$150,000 to \$199,999	7%	3%	2%	2%
\$200,000 or more	6%	3%	1%	2%
Median Household Income	\$53,750	\$53,056	\$46,375	\$44,613
Mean Household Income	\$89,738	\$72,786	\$57,534	\$58,451

GOVERNMENT and TAXATION

The Town of Clear Lake is a recognized Town Government and is organized under the Indiana Uniform Municipal Code. A five-member Town Council governs Clear Lake with the president elected from its membership. A Clerk-Treasurer is also elected to a four-year term with no limit on the number of terms.

The Town of Clear Lake may appoint boards and commissions as it deems necessary to carry out the functions of the town government. Included among those boards and commissions are the Plan Commission, Board of Zoning Appeals, and Clear Lake Board of Public Works. In addition to these boards and commissions, the Town of Clear Lake employs a Town Superintendent, an Office Manager/Billing Clerk, a Town Marshal, and a Zoning Administrator. These Town employees work out of the Clear Lake Town Hall which is open each weekday, year round

The Town contracts for utility work with a private company and with the Town of Fremont for wastewater treatment service. The Town does not operate a municipal water system; all properties are served by private wells.

The Town contracts with a private company for garbage and recycling services. The service includes weekly trash pick-up, a heavy trash pick-up in May and in September, and recycling twice each month. In 2011, the Town, through its own employees and equipment, also provided leaf and yard waste pick up during the Fall. The new service was well-received by residents.

In May of 2012, tornado sirens were entirely replaced with new higher decibel sirens that have a larger coverage area. These sirens are connected directly to and receive alerts

directly from the National Weather Service. The sirens are tested the first Saturday of each month.

Figure 9 and Figure 10 provide basic property tax information and income tax information for the Town of Clear Lake and Steuben County.

Figure 9: Property Taxes			
	Net Assessed Value	Town Tax Rate	Total Tax Rate
Town of Clear Lake			
2011 pay 2012	\$298,076,990	0.0988	0.8507
2010 pay 2011	\$331,180,734	0.0903	0.7730
2009 pay 2010	\$340,625,823	0.0877	0.7635
	Net Assessed Value	County/State Tax Rate	Total Tax Rate
Steuben County			
2011 pay 2012	\$2,930,512,982	0.2685	0.8507
2010 pay 2011	\$2,972,982,907	0.2419	0.7730
2009 pay 2010	\$3,078,784,695	0.2180	0.7635

Figure 10: Income Taxes		
	CAGIT Certified Shares	CEDIT Certified Distribution
Town of Clear Lake		
2011 pay 2012	\$66,701	\$13,247
2010 pay 2011	\$64,833	\$9,722
2009 pay 2010	\$72,896	\$10,867
Steuben County		
2011 pay 2012	\$1,842,150	\$801,708
2010 pay 2011	\$1,935,335	\$864,388
2009 pay 2010	\$2,254,284	\$966,153

SCHOOLS

Clear Lake is served by Fremont Community Schools. Total enrollment for the 2012-2013 school year for each school within the district is as follows: Fremont High School 375 students; Fremont Middle School 325 students; and Fremont Elementary School 350 students.

There are two other public school districts in Steuben County: MSD Steuben County and Hamilton Community Schools. Figure 11, Figure 12, and Figure 13 compare attendance rates, graduation rates, ISTEP passing rates, and SAT scores for Fremont Community Schools with the other two districts in Steuben County.

Figure 11: Attendance and Graduation Rates by District				
	Attendance Rates		Graduation Rates	
	2010-2011	2009-2010	2011	2010
Fremont Community Schools	95%	95%	94%	92%
Hamilton Community Schools	97%	96%	72%	85%
MSD Steuben County	96%	96%	87%	84%

Figure 12: ISTEP Pass Rates by District						
	2012			2011		
	Combined	English	Math	Combined	English	Math
Fremont Community Schools	73%	79%	83%	73%	78%	82%
Hamilton Community Schools	74%	81%	81%	74%	80%	85%
M S D Steuben County	72%	80%	81%	72%	79%	81%

Figure 13: SAT Scores by District						
	2011			2010		
	Combined	Math	Verbal	Combined	Math	Verbal
Fremont Community Schools	996.3	505.5	490.8	982.8	498.9	483.8
Hamilton Community Schools	958.9	486.1	472.8	1024.5	527.5	497.0
M S D Steuben County	972.7	483.8	488.9	1010.1	509.7	500.4

CONSERVATION, PARKS, and RECREATION

The Clear Lake Township Land Conservancy owns multiple properties within the Town that are set aside for conservation. Among them, Kasota Island and Spangler Grove are available for public uses. The Clear Lake Township Land Conservancy is currently working towards the acquisition of the land surrounding Koeneman Lake and its tributaries, which flow into Clear Lake.

The Town of Clear Lake does not have a park board or any town-owned park facilities. Steuben County owns the Public Beach that has been the source of much recent debate. The Public Beach has not been well-maintained by the County. Recent projects to clean up and improve the Public Beach have been made by local individuals and/or service organizations.



TRANSPORTATION

The Town of Clear Lake undertook several road projects in 2012. These projects involved significant drainage improvements and new base materials in addition to a new paved surface. The 2012 projects included Lakeside Court to the Public Beach property line on the north; South Clear Lake Drive at the Public Launch; and East Clear lake Drive at address 620. Prospect Street was also paved; it had been gravel.

In 2012, the Town also implemented street name and address changes to ensure efficient access for emergency responders.

As previously mentioned, Clear Lake is fortunate to have excellent access to the interstate highway system through close proximity to interchanges at I-69 (north/south) and I-80/90 (east/west). Clear Lake also enjoys local access to neighboring communities via State Road 120 and State Road 827.

Private and chartered air service may be scheduled through the nearby Tri-State Steuben County Airport. This airport is a publicly maintained and operated airport located less than 20 miles from Clear Lake. The single-runway airport can accommodate a variety of private aircraft. Commercial air service is available at the Fort Wayne International Airport, approximately 60 miles south of Clear Lake.

The nearest port facility is located at the Toledo/Lucas County Port Authority in Toledo, OH. This facility is approximately 73 miles from Clear Lake with easy access from I-80/90. Burns Harbor is another commercial port located near Gary, Indiana.

CIVIC and RELIGIOUS ORGANIZATIONS

The Clear Lake community is served by many civic organizations that help make Clear Lake what it is today. Many of these organizations have been around for decades serving the community and filling needs that exist.

Clear Lake Association: The mission of the Clear Lake Association is to maintain and support projects that benefit the Clear Lake community and to inform and represent the Association members in regard to proposals and activities that impact them. The Clear Lake Association supports activities to support this mission; sponsors projects that add value to the Clear Lake community; initiate new activities that will provide additional benefits to the Clear Lake community; support and/or encourage organizations that are important to a viable Clear Lake community; inform the Association members about the deliberations and actions of the Clear Lake Town Council and its boards; represent Clear Lake on the Steuben County Lakes Council; and support the Steuben County Lakes Council's efforts to preserve the ecology of the lakes.

Clear Lake Endowment: The Clear Lake Endowment, managed by the Steuben County Foundation, uses donations from individuals to support projects that will benefit Clear Lake. The Clear Lake Endowment accepts donations of all sizes.

Clear Lake Township Land Conservancy, Inc.: The Conservancy strives to preserve the natural beauty of Clear Lake and surrounding natural resources. The Clear Lake Township Land Conservancy hopes to educate property owners and others concerning the use of Clear Lake's natural resources.

Clear Lake Ski Club: The Ski Club offers a great time for people of all ages and water skiing abilities.

Clear Lake Yacht Club: Membership in the Yacht Club offers sailing, tennis, kids' programs, and a variety of activities.

Clear Lake Lions Club: The Lions Club is a service association that originated in 1976. The safety and welfare of the community is the top priority of the Lions Club.

Clear Lake Bible Church: Formerly known as the Clear Lake Baptist Church, this facility began in 1864 and now has traditional worship service and Bible study each Sunday.

Clear Lake Lutheran Church: Located at 270 Outer Drive, the Lutheran Church has worship times each Sunday, with outdoor chapel services Memorial Day through Labor Day.

St. Paul Catholic Chapel: Located just northeast of Clear Lake, St. Paul Catholic Chapel offers Mass each Sunday morning throughout the year, and adds Saturday evening Mass during the summer.

Public Participation

The original *2006 Comprehensive Plan* encouraged public participation through three public meetings and two community-wide surveys. The public meetings were used to explain the planning process, discuss results of the surveys, and hear opinions, issues, and comments on various drafts of the plan. The two surveys “Community Vision and Priorities” and “Land Use and Zoning Ordinance Issues” were mailed to each household, with each household only having the opportunity to complete one survey.

The Public Participation portion of this *2013 Update* included a “Values Survey” aimed at soliciting the opinions and ideas of the Clear Lake population – both year round residents as well as seasonal residents. The survey was not distributed in any scientific manner, but rather was delivered to each household as part of the July 4th weekend door hanger packet by the Lions Club. The Values Survey was also made available on the Town of Clear Lake website, Clear Lake Fun website, at the Town Hall, and during the Clear Lake Association Annual Meeting. Unlike the surveys for the original *2006 Comprehensive Plan*, responses were not limited to one per household - for example a person and his/her spouse, although from the same household, could each complete and submit the survey.

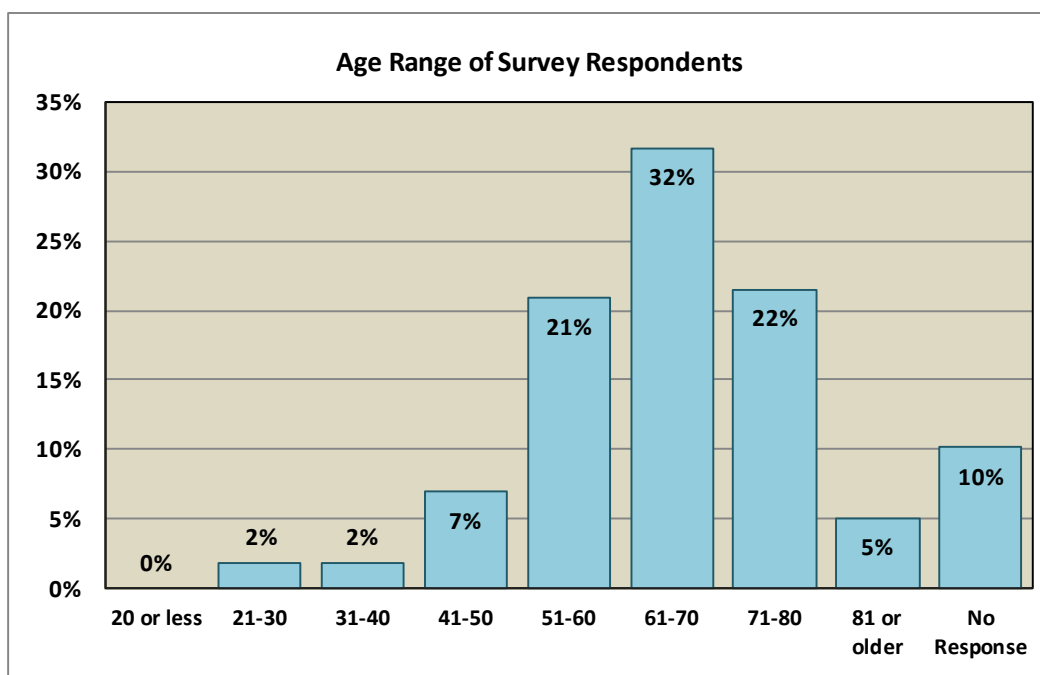
People were given about a month to complete and return the survey. Although the questions were focused on a specific issue or set of issues, each question included a comment line for the survey respondent to add comments. The comments allowed the survey respondent to communicate additional information about the issue or communicate entirely different ideas or thoughts.

SURVEY RESPONDENTS

Of the 158 surveys returned by the deadline, the majority (89 surveys or 56%) were returned by seasonal residents. Fifty-one surveys (32%) were returned by full-time voting residents. Eighteen survey respondents (11%) did not specify if they were full-time or seasonal residents.

A majority of the surveys (118 surveys or 75%) were returned by residents that have “been at the lake” for more than 20 years. Some indicated they’ve been at Clear Lake for over 50 years or their entire life. Twenty-eight respondents (18%) indicated they’ve been at the lake for less than 20 years. Twelve survey respondents (8%) did not indicate how long they have “been at the lake.”

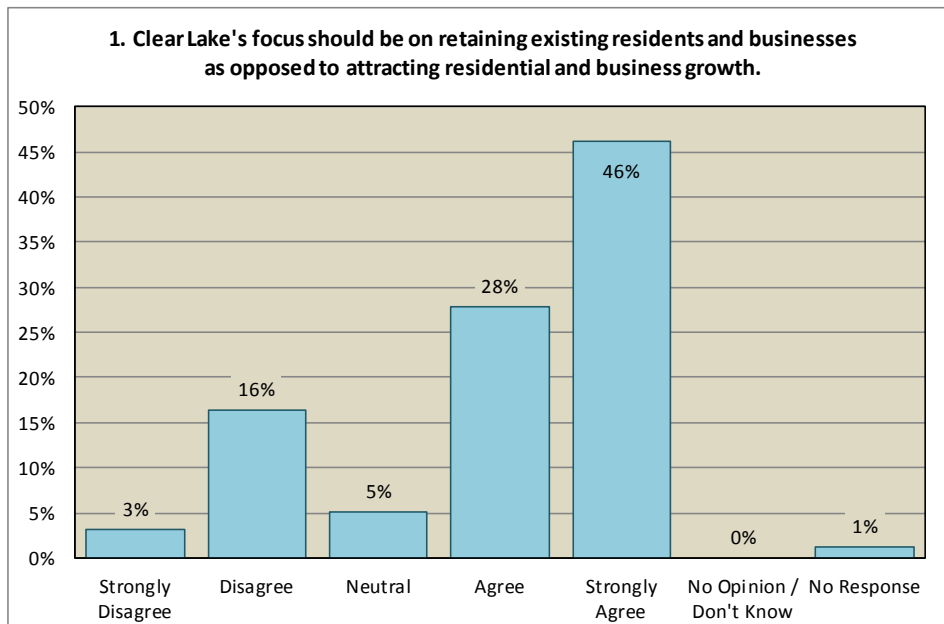
The graph below illustrates the age breakdown of the survey respondents. A majority of the surveys (117 surveys or 75%) were returned by respondents that were 51 to 80 years old. Only 4% of the respondents were 40 years old or younger.



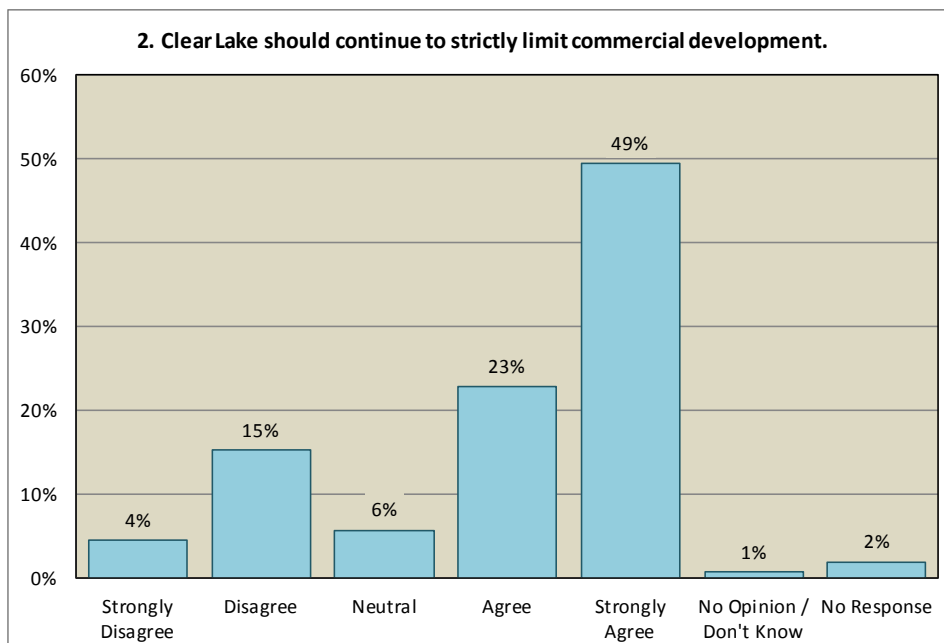
SURVEY RESULTS

The directions to the survey simply stated, “Please check the box that best represents your opinion for each value statement. Handwritten comments are welcome.” There were many, many comments submitted as part of the surveys. Those comments have been compiled and reviewed by the 2013 Update steering committee. The steering committee decided to include a summary of reoccurring comments in this document rather than each comment individually.

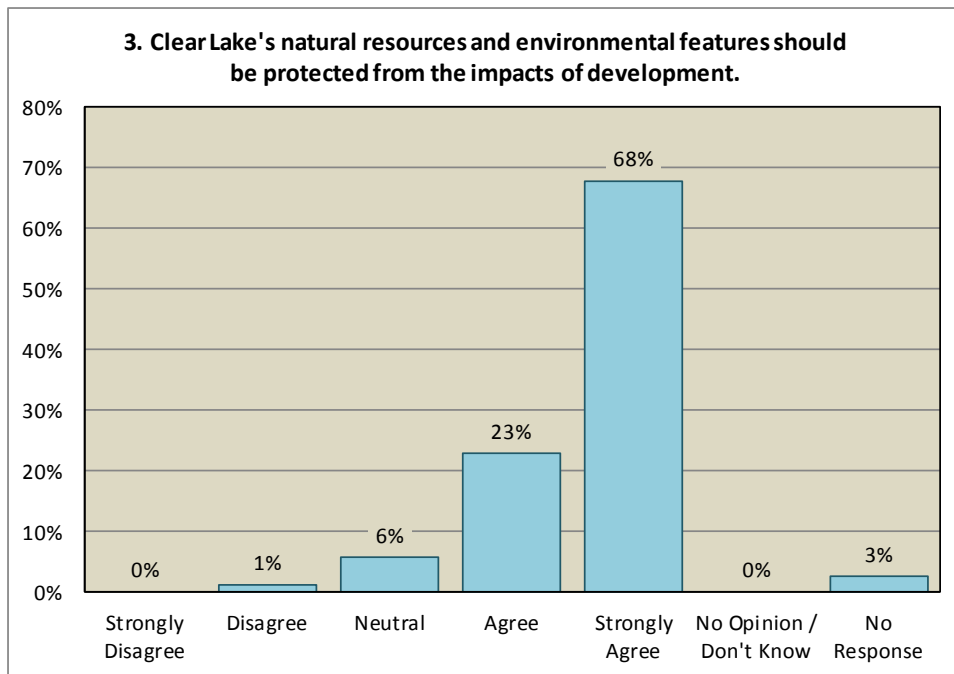
The results of the Values Survey are represented in the following graphs. The value statement appears as the title of the graph with the results expressed as percentages. Comments pertaining to the values statement are directly below each graph.



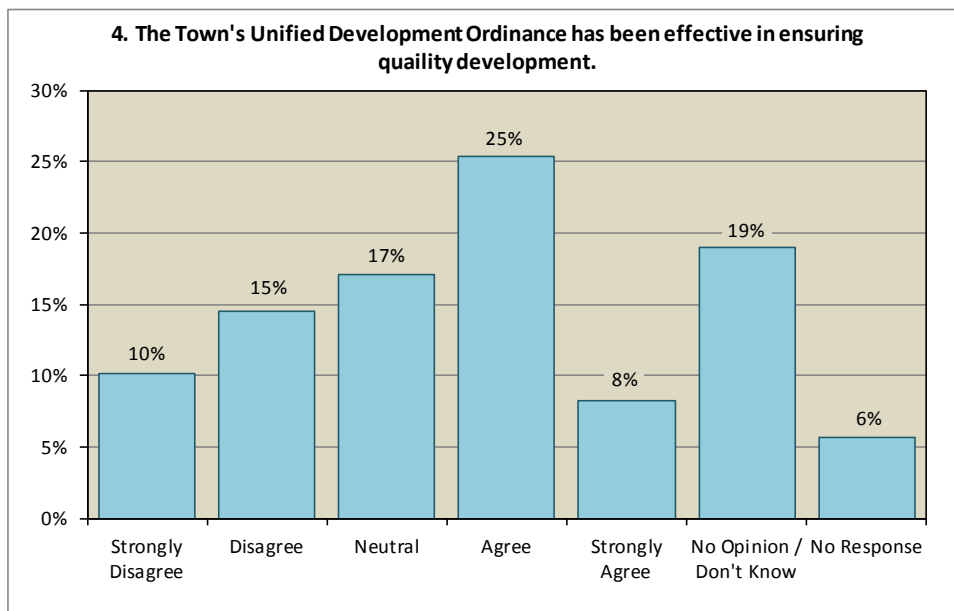
Seventy-four percent (74%) of the respondents agree or strongly agree that Clear Lake's focus should be on retaining existing residents and businesses, as opposed to attracting residential and business growth. The comments from those that agree and even many of those that disagree centered on permitting appropriate-sized businesses that would enhance the lake experience. Most often mentioned were a small grocery store (for milk, bread, and newspapers) and a quality restaurant.



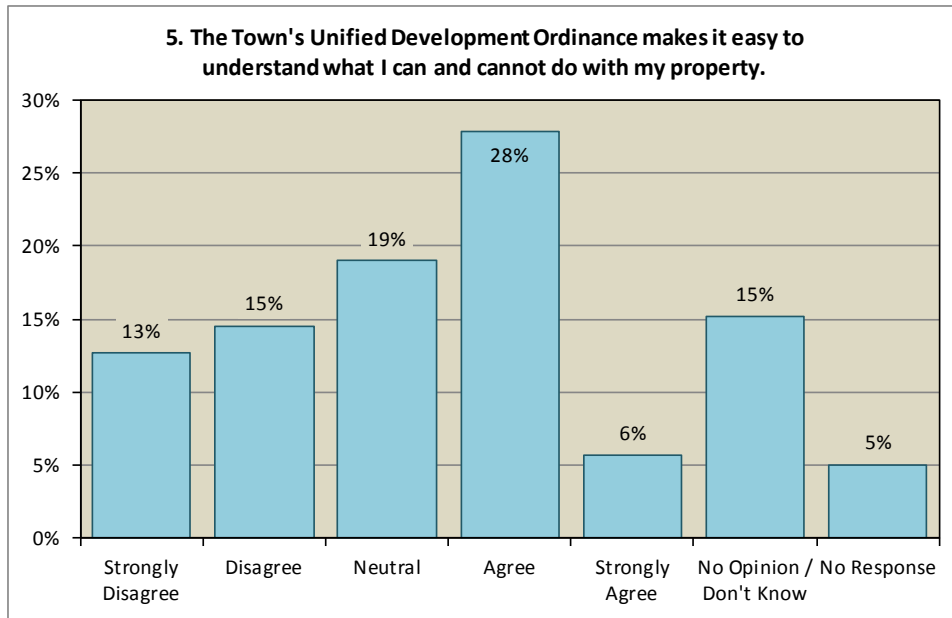
Similarly to the comments from the first value statement, nearly 71% agree that Clear Lake should continue to limit commercial development. Comments from respondents that both agree and disagree centered on permitting an appropriately-scaled grocery store and/or a restaurant.



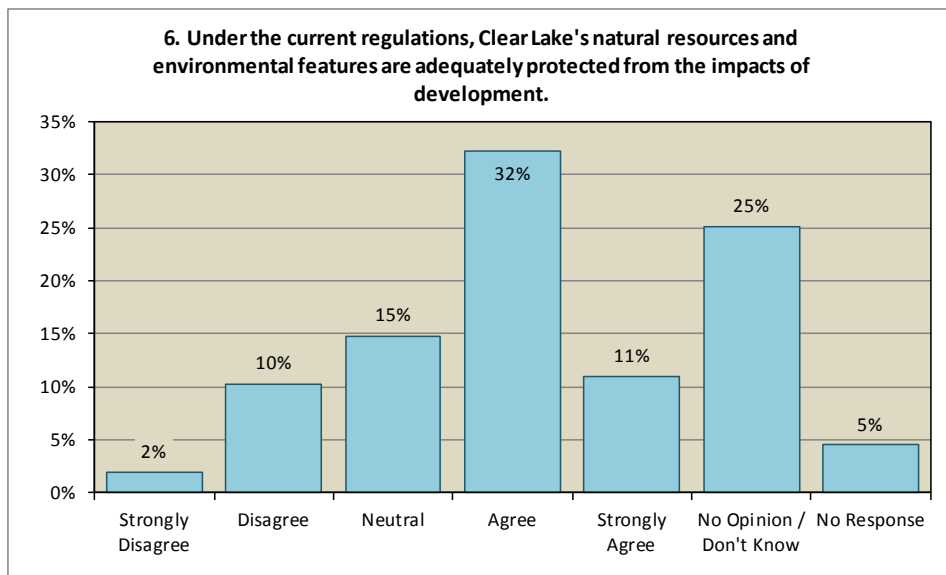
Ninety-one percent (91%) of the survey respondents agree that Clear Lake's natural resources and environmental features should be protected from the impacts of development. Various opinions were expressed in the comments from the survey about who should be responsible for filling this role.



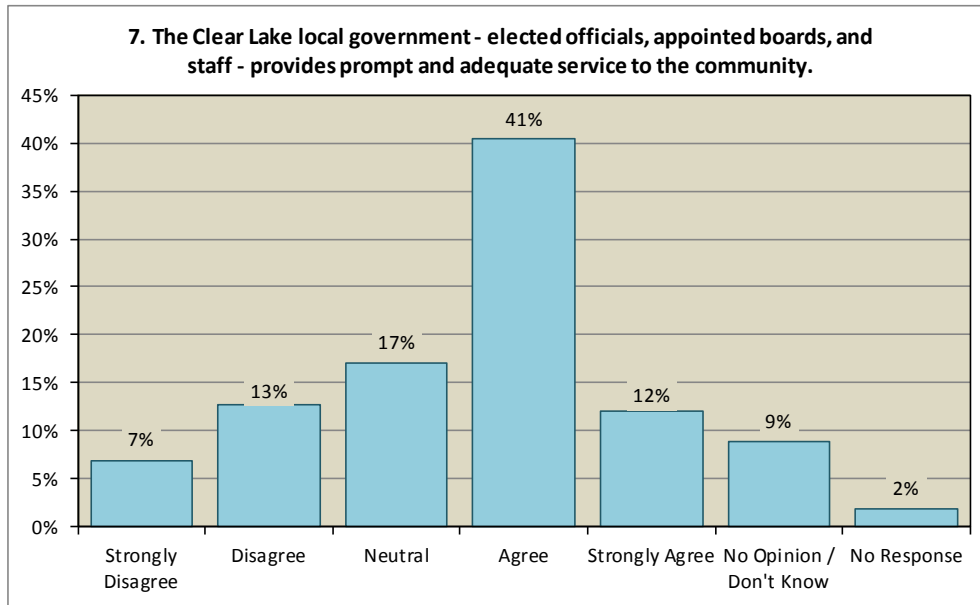
Many of the 25% that disagree with the statement that the Town's Unified Development Ordinance has been effective in ensuring quality development cite that the ordinance is too restrictive, too complicated, and a challenge for those pursuing small projects on existing homes or cottages. Nearly 20% of the respondents did not know much about the Unified Development Ordinance, or did not have an opinion on it.



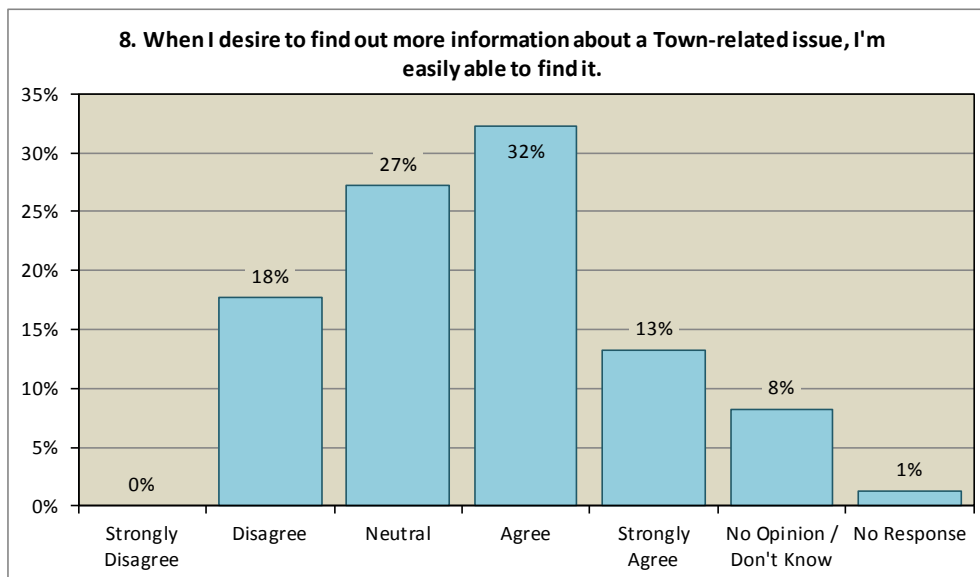
Numerous comments from the 28% who disagree with the statement voice opinions that the Unified Development Ordinance is too lengthy, too complicated, regulates in too much detail, and needs to be simplified.



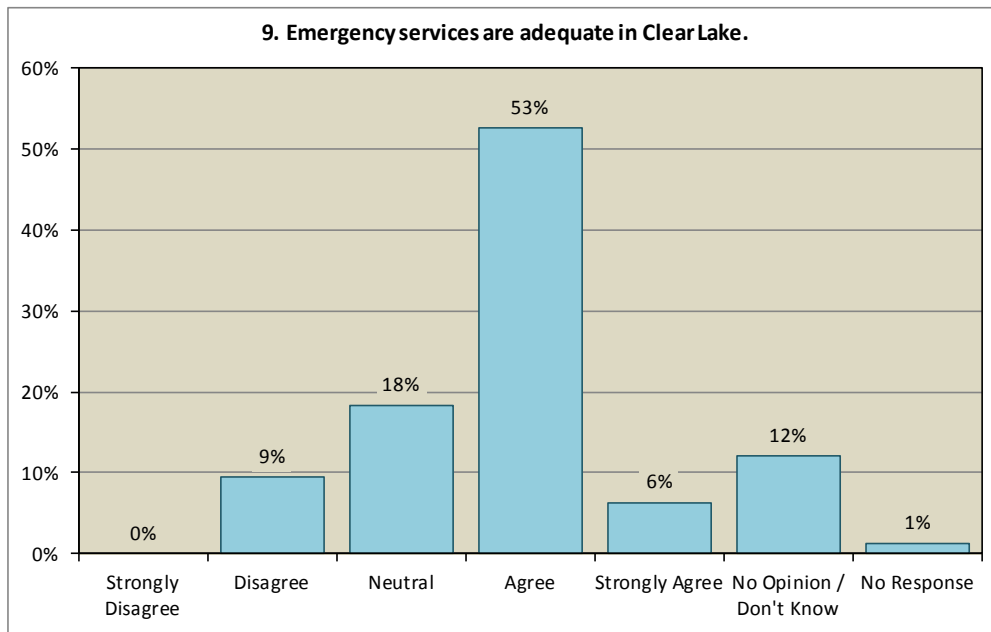
There is no clear pattern in the comments for this value statement. Some suggested that there is no need for additional rules. Others indicated that there are inadequate tree preservation and wetland protection ordinances.



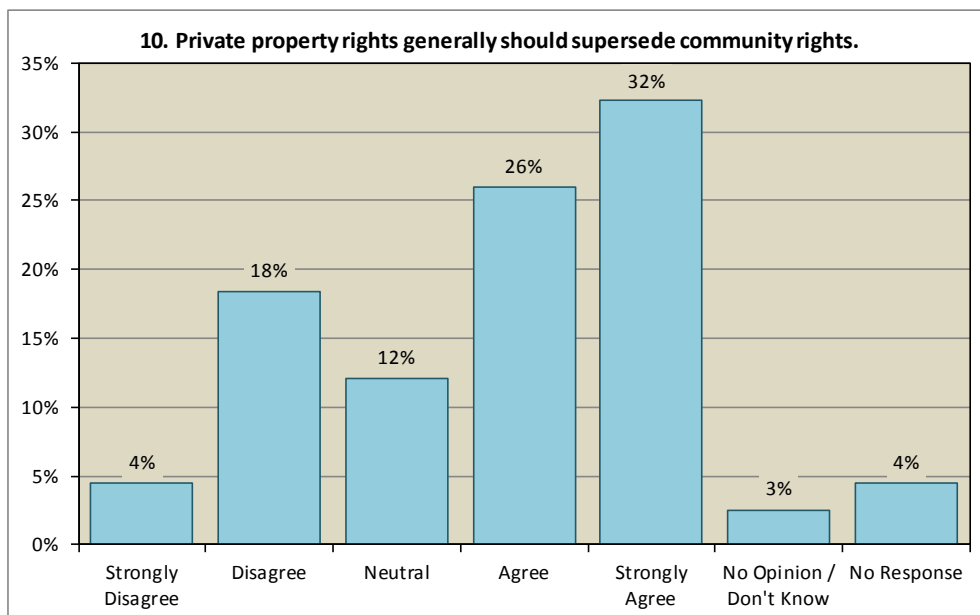
While the majority of the respondents feel the staff provides good service, some seasonal residents find it difficult to stay connected during the off-season.



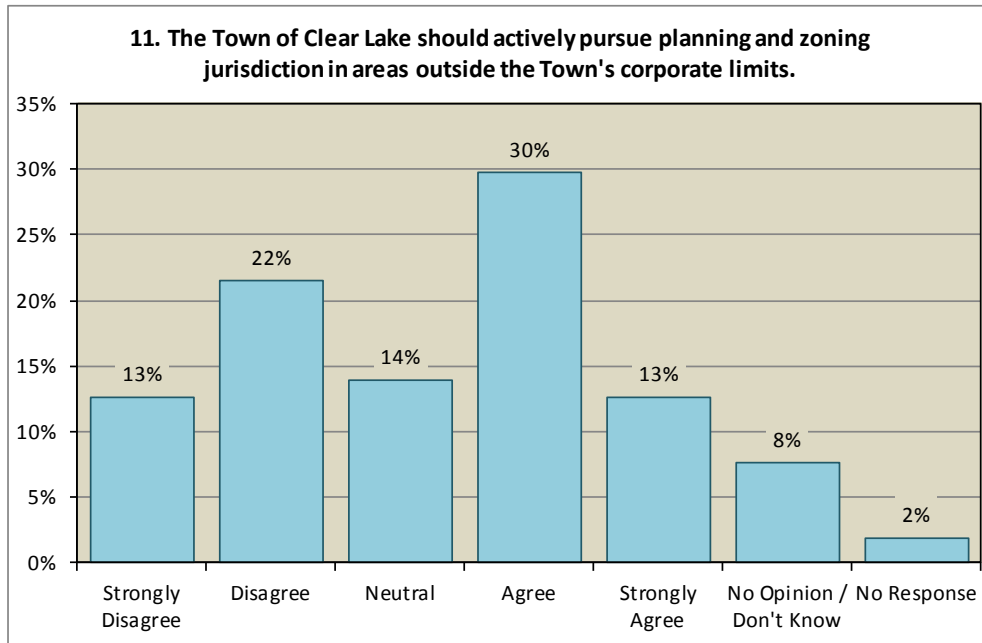
Many of the comments suggest that the Town of Clear Lake website and the Steuben County GIS are great resources in finding out additional information about Town of Clear Lake issues.



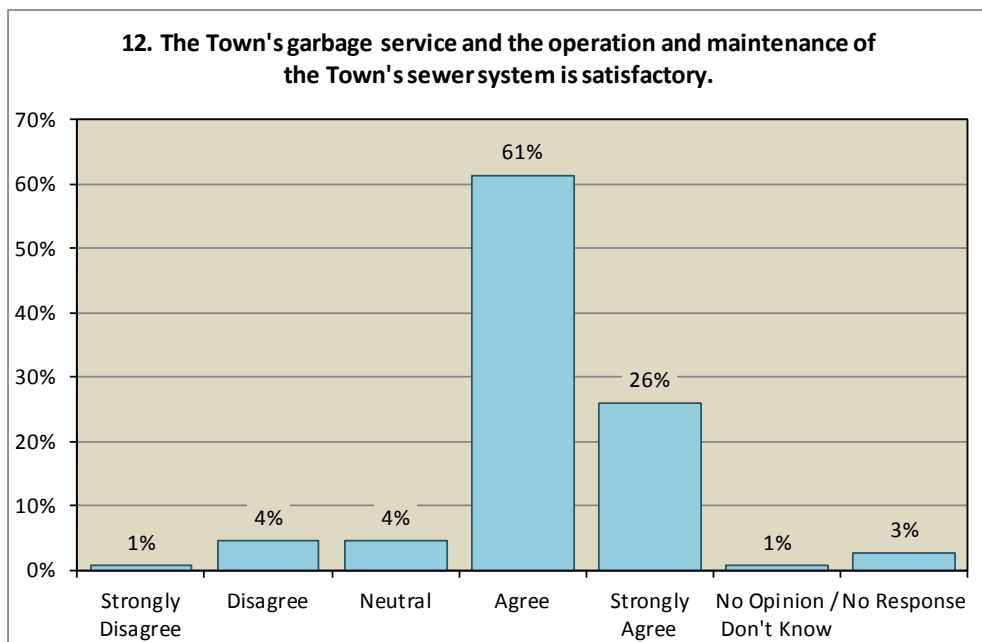
Multiple comments express concern about the lack of and/or inadequate severe weather warning sirens.



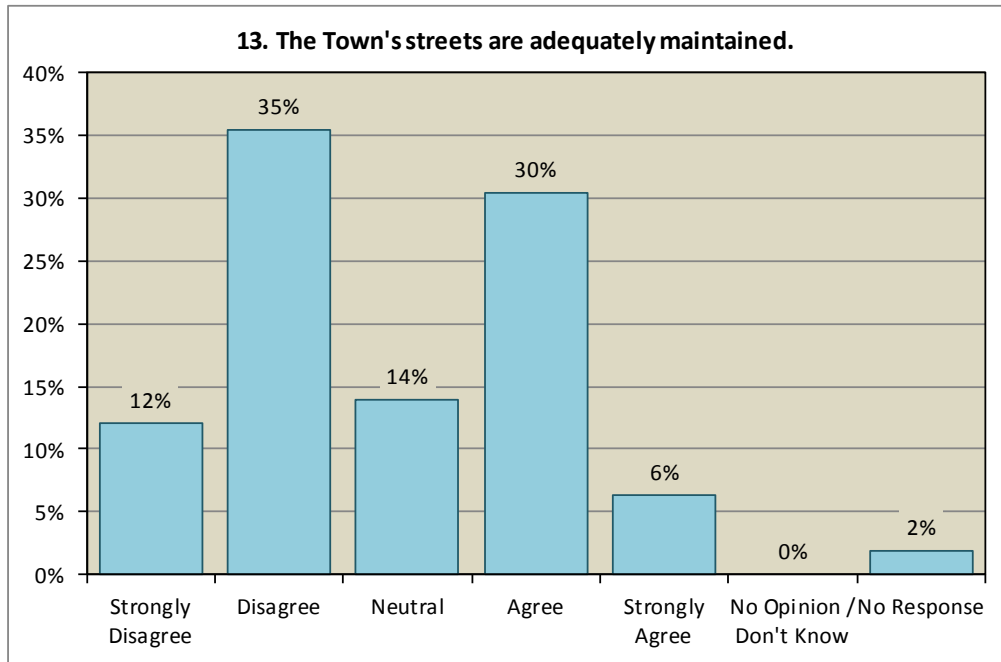
Several comments about this statement cited that their answer is situational-dependent.



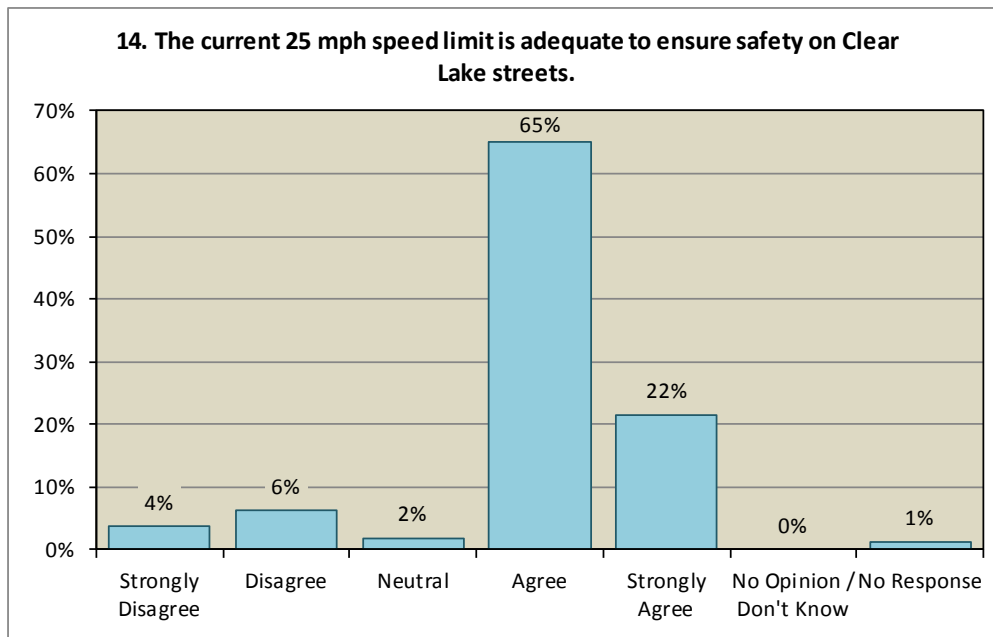
Several of those that agree and disagree with the statement commented that if it is necessary to protect the water quality of the lake, then the Town should pursue planning and zoning jurisdiction in areas outside the Town's corporate limits.



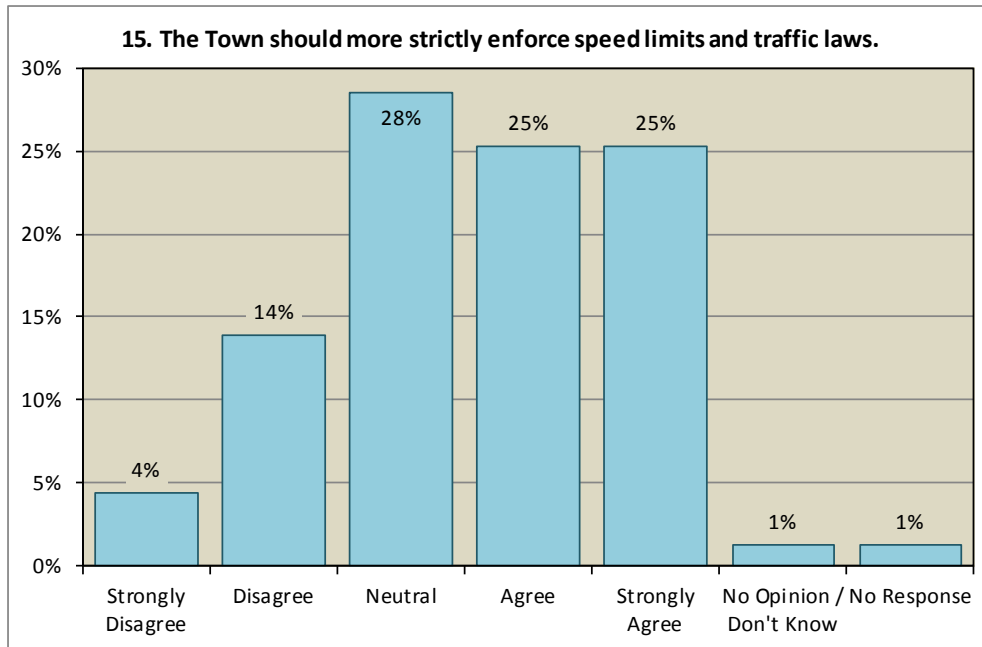
Many of the comments from those that agree and disagree with this statement had to do with the cost of the service and the inability to have the fees prorated for seasonal residents. Comments about the Town's new leaf/yard waste pick up were positive, but some indicated the service would be welcomed more frequently. A yard waste disposal site was also suggested.



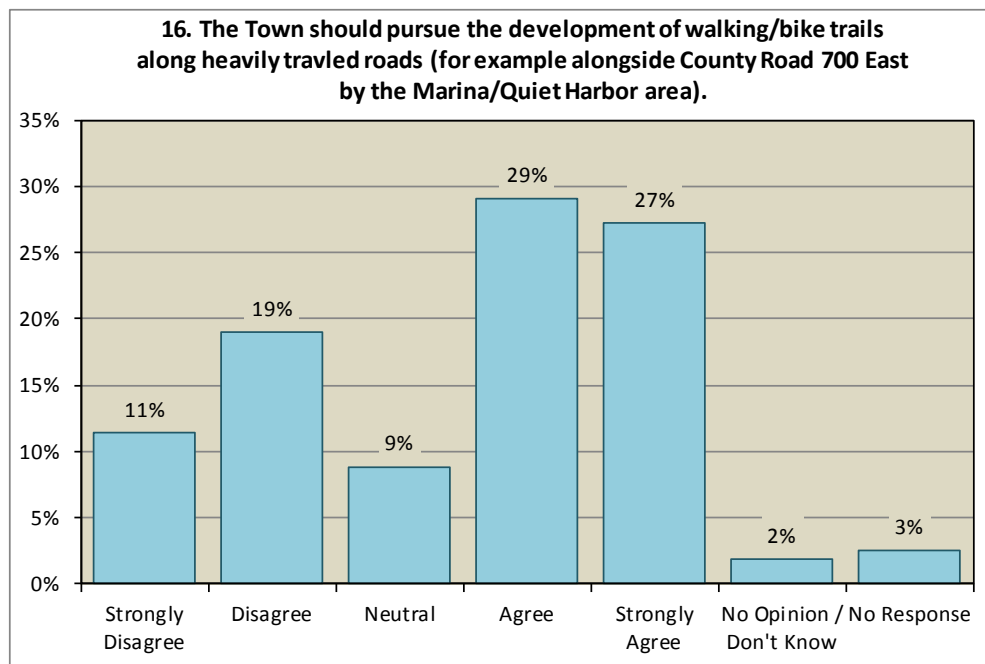
In their comments, survey respondents note that road conditions are not ideal, but acknowledge the budget limitations that exist.



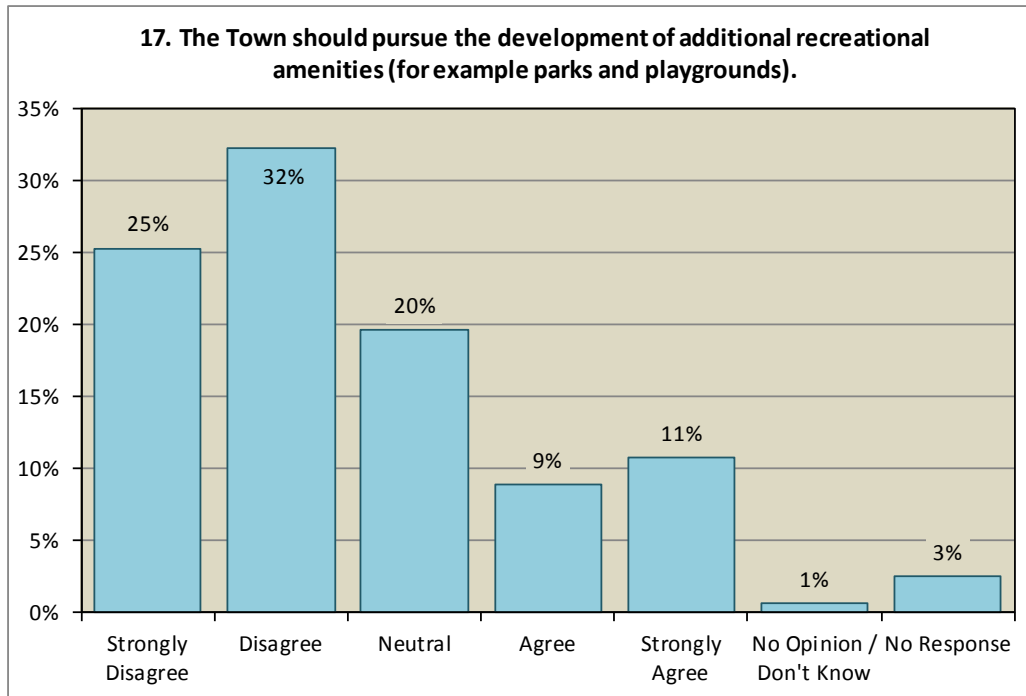
Comments indicate that speed limits are adequate for all vehicles as long as the speed limit is enforced.



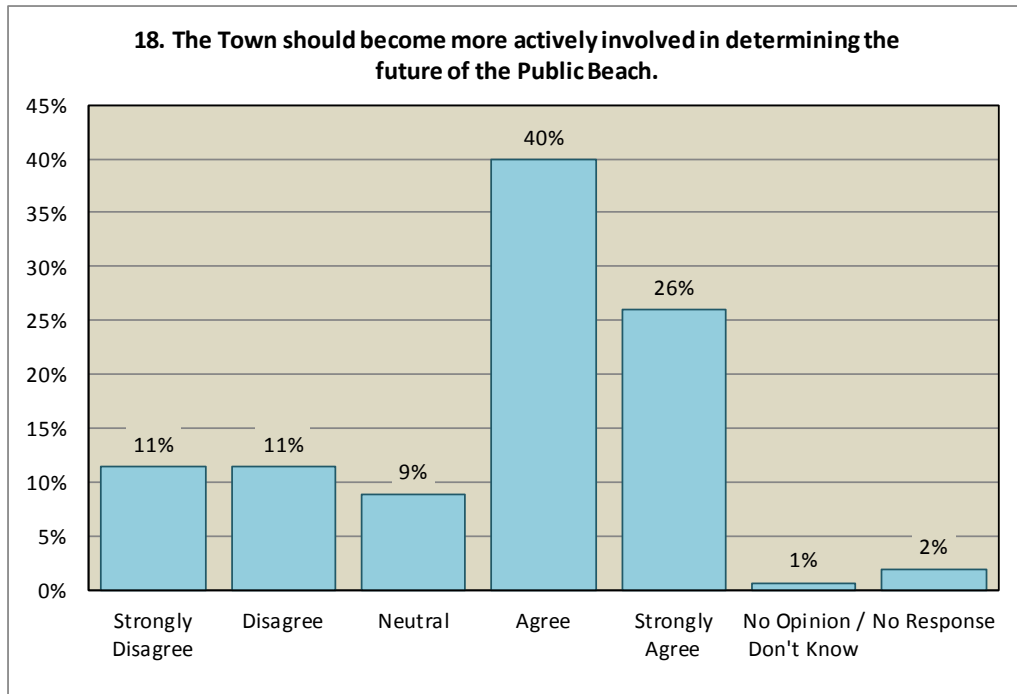
Many comments suggest the current system of speed limits, traffic laws, and enforcement levels are adequate. Several comments express concern about golf carts and the rules and regulations pertaining to golf carts being more strictly enforced.



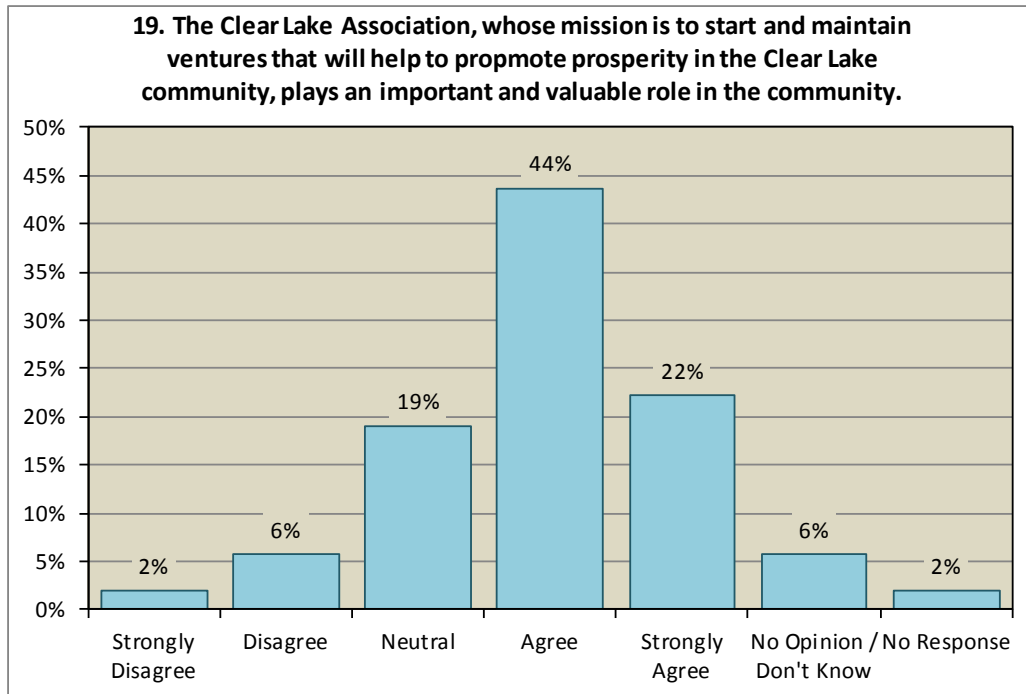
Many of the respondents who agree that the Town should pursue trail development in specific areas commented that it would be a benefit to walkers/bikers who presently share narrow roads with vehicles and golf carts. Several respondents who disagree with the Town pursuing trail development commented that it was an unnecessary expense that would add to the Town's liabilities. Two respondents commented that riding bikes on trails is actually less safe than riding in the road, and trail development should not be on private property.



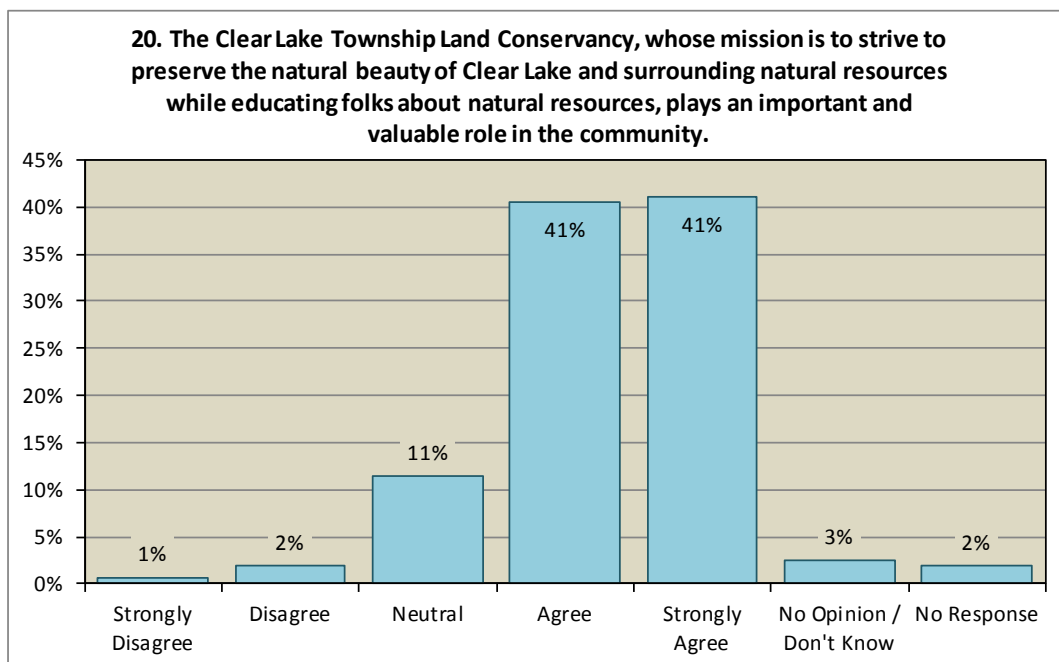
Many survey respondents who disagree with this statement comment that the lake and the island provide adequate recreational opportunities for Clear Lake residents, and additional expenditures on recreational amenities are not necessary. Several of those who agree with the statement comment that a playground would be a nice addition for kids.



While 66% agree, in some form, that the Town should become more actively involved in determining the future of the Public Beach, the comments offer a range of suggestions from simply monitoring and holding Steuben County accountable for maintenance of the Beach to selling the Public Beach for private residential development. There is no consensus of the survey respondents as to what the future of the Public Beach should be - only that the Town should become more actively involved in determining it.



Many survey respondents comment that the Clear Lake Association's mission, as stated, is incorrect. The Clear Lake Association's mission is to maintain and support projects that benefit the Clear Lake community and to inform and represent association members in regard to proposals and activities that impact them.



As the numbers indicate, most respondents feel the Clear Lake Township Land Conservancy fills an important role in the community.

OTHER COMMENTS

The Values Survey included an area for general comments about any issue on the survey or any other issue in Clear Lake. While all of the general comments were compiled and reviewed, the list below documents those comments that were reoccurring and are most appropriately addressed in this type of document.

Kasota Island: Concerns were expressed about the lack of restroom facilities on Kasota Island, and some expressed concerns about pet clean up and excessive consumption of alcohol.

General Clean Up: Concerns were expressed about the quality and appearance of the existing neighborhood commercial area including the liquor store and public beach, various dilapidated residential properties, and Spangler Grove.

Policies and Objectives

Several of the policies and objectives listed in the *2006 Comprehensive Plan* have been attained by the Town of Clear Lake. The policies and objectives that are ongoing and still relevant are listed below. New policies and objectives have also been added.

MUNICIPAL SERVICES AND FACILITIES

Over the past six years, the Town of Clear Lake has ensured that new development is well-served by municipal services – including sewer, police protection, roads, and town office hours/staff. The Clear Lake Town Council increased the number of Town Council members from three to five in 2008 to increase representation on the Council. Clear Lake has actively used and updated the *Comprehensive Plan* and also developed, adopted, and continued to modify a new *Unified Development Ordinance* which contains both the Town’s zoning regulations and the Town’s subdivision control regulations.

Policy 1.1 Ensure that all development is adequately serviced by municipal facilities and services.

Objective 1.1.1: All required municipal facilities shall be constructed concurrently with development.

Objective 1.1.2: Develop a system of impact fees to compensate the Town for the impact of development on other municipal facilities and services. Assess the impact fees as necessary.

Objective 1.1.3: Ensure existing severe weather warning devices are in good repair and work as intended.

Objective 1.1.4: Encourage training for members of the Town Council, Plan Commission, and Board of Zoning Appeals as well as Town employees.

Objective 1.1.5: Continue to evaluate the effectiveness and relevance of the *Comprehensive Plan* and undertake revisions as necessary.

Objective 1.1.6: Educate the community not only about the content of the Unified Development Ordinance, but also the format and layout of the document.

Objective 1.1.7: Continue to evaluate the effectiveness and relevance of the Unified Development Ordinance and make amendments as necessary.

Objective 1.1.8: Encourage an underground utility management system throughout the Town of Clear Lake for new and existing development.

Policy 1.2 Ensure that future development does not create traffic safety or traffic congestion problems for local roads.

Objective 1.2.1: Ensure driveway cuts and new road construction is properly designed to promote traffic safety.

Objective 1.2.2: Require adequate off-street parking for new residences and other new development.

Objective 1.2.3: Assess traffic impacts when necessitated by the scope and size of development and require adequate travel lanes, road width and other criteria necessary to ensure proper traffic flows.

Policy 1.3 Recognize the unique needs of the seasonal population and continue to evolve ways to best involve and communicate with these residents about lake issues.

Objective 1.3.1: Recognize the need to communicate in non-traditional methods.

HOUSING

Through the *Unified Development Ordinance*, the Town of Clear Lake is working to develop and implement regulations that preserve the existing cottage-style character of areas around the lake while accommodating the desires of those wanting larger, year-round homes.

Policy 2.1 Balance the preservation of the lake environment with the needs of a growing year-round population.

Objective 2.1.1: Ensure development conforms to the Town's land use regulations recognizing that many lots around the lake possess unique and sometimes challenging features.

Objective 2.1.2: Continue to review and modify, as necessary, land use regulations so that property values are protected and enhanced.

Objective 2.1.3: Encourage homeowners and builders to utilize professional architectural services and landscape design to develop and maintain appropriate aesthetics.

Objective 2.1.4: Encourage development projects to preserve existing trees and/or include planting of trees and other landscaping features.

Objective 2.1.5: Develop and enforce an unsafe building ordinance and/or stronger nuisance regulations to clean up unsafe and unsightly structures.

Policy 2.2 Discourage new residential developments, particularly those with direct access to the lake, and prohibit new or existing channel development.

Objective 2.2.1: Eliminate new second- and third-tier access to Clear Lake and subsequent large pier construction in residential districts.

Objective 2.2.2: Enforce and strengthen the existing anti-funneling ordinance.

COMMERCIAL DEVELOPMENT

The Values Survey expressed that Clear Lake residents certainly don't want the average strip mall or big box store in Clear Lake. However, a handful of smaller, appropriately-scaled retail, dining, and service establishments would be welcome. The current Unified Development Ordinance establishes the parameters for any future commercial development in Clear Lake by the creation of a single commercial district called "NC" (Neighborhood Commercial). This district only allows very low intensity, small scale commercial buildings, thus protecting the community from out of scale commercial development.

Policy 3.1 Prohibit the creation new commercial development districts and encourage the redevelopment of existing commercial areas in Clear Lake.

Objective 3.1.1: Require development be designed and built with an emphasis on lake character and compatibility with surrounding land uses.

Objective 3.1.2: Enforce regulations concerning structure size, buffering, screening, lot coverage, and height restrictions, and other development characteristics to reduce the visual and auditory impact of development on neighboring land uses.

TRANSPORTATION

The Town of Clear Lake has worked to improve the quality of its roads over the past few years. In 2012, the Town took an additional step forward when it contracted with a local engineering firm to assess the condition of the Town's roads and develop a five-year road project improvement plan.

Policy 4.1 Continue to repair and maintain the existing public road system.

Objective 4.1.1: Continue to include drainage improvements and appropriate base materials in road construction projects.

Objective 4.1.2: Require new development that includes roads to meet the minimum road design specifications.

Objective 4.1.3: Develop and maintain a road project improvement plan to anticipate maintenance and institute preventive measures when possible.

Objective 4.1.4: Make the road project improvement plan available to the public so that the public knows the highest priority projects and when they are scheduled.

Objective 4.1.5: Ensure accessibility for emergency services.

Policy 4.2 Recognize the existence of alternative modes of transportation – bikers, pedestrians, and golf carts – on Clear Lake roads.

Objective 4.2.1: Encourage and accommodate walking, bicycling and other healthy lifestyle options within the Town.

Objective 4.2.2: Maintain appropriate speed limits and enforcement of those limits.

Objective 4.2.3: Continue to require annual golf cart registration and increase enforcement of golf cart laws to minimize hazards.

Objective 4.2.4: Be prepared to capitalize on funding opportunities that may surface for trails and walkways.

PARKS and RECREATION

Clear Lake residents agree that the lake itself is the obvious recreation gem for the community, but the consensus ends there. Opinions on park and recreation issues differed greatly in the Values Survey with the exception of the Town staying involved in decisions regarding the future of the Public Beach.

Policy 5.1 Continue to access the demands and desires of Clear Lake residents with regard to park and recreational opportunities.

Objective 5.1.1: Stay engaged with Steuben County – either through a civic organization, elected official, or town employee – on the status of maintenance, improvements, and changes to the Public Beach.

Objective 5.1.2: Be aware of environmental issues that may exist relative to Kasota Island.

ENVIRONMENT and NATURAL RESOURCES

Clear Lake was named because of just how clear the water in the lake was – something today’s residents wish to preserve. While the Town has regulations in place to protect environmental features in the community, various civic organizations in Clear Lake play a big role in conservation of natural resources and protecting the environment.

One huge accomplishment since the 2006 Comprehensive Plan has been the compilation and publication of the history of Clear Lake.

Policy 6.1 Encourage and assist with the preservation of natural areas around Clear Lake.

Objective 6.1.1: Preserve and enhance the lakeside, resort ambiance of Clear Lake and neighboring areas.

Objective 6.1.2: Protect environmentally sensitive areas such as wetlands, streams, riparian corridors, and natural habitats through the enforcement of existing land use regulations and modification of those regulations when necessary.

Objective 6.1.3: Encourage the donation of land that is environmentally sensitive for conservation.

Objective 6.1.4: Encourage appropriate maintenance of the Public Beach, Kasota Island, Spangler’s Grove, and other open spaces around the lake.

Objective 6.1.5: Educate Clear Lake residents that environmental degradation starts with what seems like inconsequential activities (e.g. raking leaves into a ditch).

Policy 6.2 Preserve the high quality of water feeding Clear Lake.

Objective 6.2.1: Provide and support programs that maintain and enhance the water quality in and around Clear Lake.

Objective 6.2.2: Require all development proposed within Clear Lake to adhere to practices that will minimize negative impacts on the lake.

Objective 6.2.3: Encourage the Clear Lake Town Council to access any and all available forms of State and Federal assistance in support of greenway buffer, conservation, water quality protection, etc.

Objective 6.2.4: Provide the Town with an official municipal voice to collaborate with the Indiana Department of Natural Resources, Indiana Department of Environmental Management, Steuben County, and other regulatory bodies.

Objective 6.2.5: To proactively identify existing conditions where runoff from roadways or development threatens the quality of water in Clear Lake and take corrective action.

Policy 6.3 Prohibit channeling of the lakeshore on Clear Lake.

Objective 6.3.1: Protect the natural quality and ecology of Clear Lake.

Objective 6.3.2: Prevent further residential development access to Clear Lake.

Policy 6.4 Preserve the history of the Clear Lake community.

Objective 6.4.1: Identify a local historian or historians responsible for the continued documentation and collection artifacts, advertisements, photographs, etc. pertaining to Clear Lake.

Objective 6.4.2: Establish a central location for the storage of historical artifacts, photographs, documents, etc.

Objective 6.4.3: Educate future generations on the practices that have led to present day Clear Lake.

LAND USE

While many of the Town's land use regulations stayed the same, the look and format of those regulations changed dramatically when the Town adopted a Unified Development Ordinance in 2009. According to the Values Survey, there are mixed opinions on the effectiveness and ease of use of the new ordinance.

Policy 7.1 Ensure the Town's land use regulations, actions, and related plans are consistent with the policies and objectives contained in this *2013 Update to the Comprehensive Plan*.

Objective 7.1.1: Comprehensively evaluate proposed land use actions to determine the full range of potential negative impacts and require applicants to provide appropriate solutions prior to approval.

Objective 7.1.2: Require applicants to bear the burden of proof to demonstrate how proposed land use actions are consistent with the *2013 Update* and applicable land use regulations.

Policy 7.2 Ensure land use regulations have sufficient flexibility to allow property owners and the Town to propose measures to adapt development to unique and difficult site conditions, preserve open space and natural resources, and avoid negative impacts on surrounding properties.

Objective 7.2.1: Ensure existing and future Clear Lake property owners can move through permitting procedures as quickly as possible while still protecting the interests of the Town.

Objective 7.2.2: Ensure that reconstruction and rehabilitation of properties in the Town of Clear Lake are consistent with a residential lake setting.

Policy 7.3 Continue to assess the need for extraterritorial zoning jurisdiction.

Objective 7.3.1: Develop and maintain a working relationship with the Steuben County Plan Commission.

Objective 7.3.2: Stay well-informed of development activities going on in Clear Lake Township and in other areas that impact the Clear Lake watershed.

Policy 7.4 Prohibit any development that may endanger, obstruct, harm, or otherwise negatively impact the residential quality of the Town.

Objective 7.4.1: Preserve and enhance the residential quality of the Town.

Objective 7.4.2: Ensure that measures and activities taken to protect the quality of water in Clear Lake are not otherwise negated by any development in or neighboring the Town.

Objective 7.4.3: Provide residents with a voice in regulatory issues proposed or planned that may impact the tributaries and aquifers feeding the lake.

Maps and Other Exhibits

Future Land Use Classification Map

The Clear Lake Future Land Use Classification Map, located on page 53, applies land use classifications across the Clear Lake jurisdiction. The land use classifications integrate both use and the form of development into one classification. Although it is easy to mistake land use classifications for zoning districts, the two are not the same. The land use classification identified on the Future Land Use Map is the Town's guide for the future use of land in Clear Lake. The zoning district, which is not shown in this document, ties the land to a set of regulatory standards contained within the Unified Development Ordinance. It is important to note that very few land use changes are expected (and desired) in the next ten (10) years in Clear Lake.

The following land use classifications are used on the map:

- **Agriculture**: Areas classified as “agriculture” are undeveloped areas for crops, hobby farms, orchards, and farmsteads.
- **Conservation**: Areas classified as “conservation” are undeveloped areas established to protect and preserve conservation or environmentally sensitive areas.
- **Lake Residential**: Areas classified as “lake residential” recognize the uniqueness of single-family detached homes developed along the shoreline.
- **Lake Accessory**: Areas classified as “lake accessory” include lots used in conjunction with adjacent lake residential uses, primarily for parking and storage.
- **Low Density Residential**: Areas classified as “low density residential” include single-family detached homes in suburban-style neighborhoods as well as large-lot rural areas.
- **Medium Density Residential**: Areas classified as “medium density residential” include single-family attached homes in communities with common garage areas and other common amenities. Medium density residential areas are generally three dwelling units per acre or less in density.
- **Low Intensity Non-Residential**: Areas classified as “low intensity non-residential” are for non-residential uses associated with lake living including marina, off-site storage facilities, low intensity commercial and retail uses (small grocery store or restaurant), and institutions such as government services and churches.

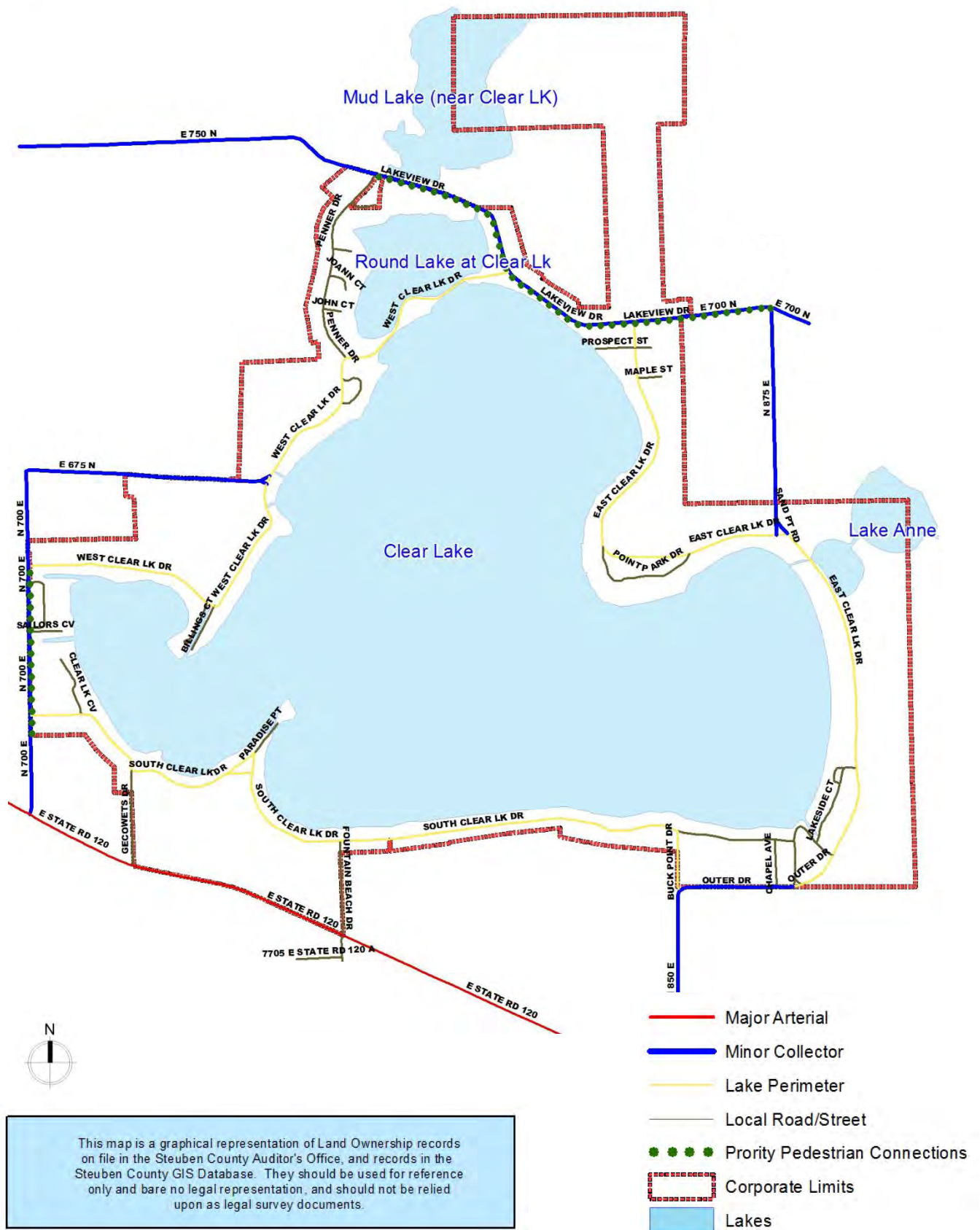
Thoroughfare Plan Map

The Town of Clear Lake's Thoroughfare Plan Map on page 55 was created in coordination with the Thoroughfare Plan Map included in the Steuben County Comprehensive Plan. The street/road classifications used in the Steuben County Thoroughfare Plan Map were also used in the Town's map. It is important to note that no new roads or linkages are expected within the Clear Lake planning jurisdiction over the next ten (10) years.

The following street/road classifications are used on the map:

- **Primary Arterial**: A primary arterial carries heavy traffic to major destinations (local and non-local). State Road 120, along the southern Clear Lake corporation limit, is the only primary arterial in the Town's jurisdiction.
- **Minor Collector**: A minor collector provides access to lake developments and platted subdivisions. Minor collectors primarily connect to other collectors and connect lake perimeter roads and local roads with arterials.
- **Lake Perimeter Road**: A lake perimeter road provides access all the way around the perimeter of a lake serving to connect local roads to collectors.
- **Local Road**: A local road is provides access to platted residential lots and other individual properties. These roads generally connect with other local roads, lake perimeter roads, and collectors.
- **Priority Pedestrian Connection**: While this *2013 Update* to the *Comprehensive Plan* does not call specifically for the development of pedestrian trails, it does suggest the Town be prepared to capitalize on funding opportunities that might become available. As a result, the "top" priority pedestrian connections are identified on this Thoroughfare Plan Map.

Thoroughfare Plan Map





Values Survey

2012 Comprehensive Plan Update

June 2012

Dear Clear Lake Resident,

The Town of Clear Lake has begun the process of updating its existing 2006 Comprehensive Plan, and we need your opinion on several issues. Please take a moment to complete the enclosed "Values Survey" - as your opinions are important to us.

Surveys should be returned by August 1, 2012 by one of the following methods

- Mail or hand delivery to the Clear Lake Town Hall at 111 Gecowets Drive, Fremont 46737
- Scanned and emailed to zoning@townofclearlake.org
- Turned in at the Clear Lake Association's annual meeting on July 21.

Questions should be directed to the Clear Lake Zoning Administrator at zoning@townofclearlake.org or (260) 495-9158.

Thank you for your assistance!

Please return this survey to the Clear Lake Town Hall, 111 Gecowets Drive, Fremont IN 46737 or by scanning and emailing to zoning@townofclearlake.org on or before August 1, 2012.

1



About You...

Tell us about the person
completing this survey

Residency?

- ☐ Full time, voting resident
☐ Seasonal resident

Age range of person who answered this survey?

- ☐ 20 years old or less
☐ 21 to 30 years old
☐ 31 to 40 years old
☐ 41 to 50 years old
☐ 51 to 60 years old
☐ 61 to 70 years old
☐ 71 to 80 years old
☐ 81 years old or more

How long have you been at the lake?

- ☐ Less than 5 years
☐ 5 to 10 years
☐ 11 to 20 years
☐ More than 20 years

If you would like to be kept
abreast of the 2012
Comprehensive Plan Update,
please provide your name
and email address.

Values Survey

2012 Comprehensive Plan Update

Please check the box that best represents your opinion for each value statement. Handwritten comments are welcome.

1. Clear Lake's focus should be on retaining existing residents and businesses as opposed to attracting residential and business growth.

☐ Strongly Disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly Agree ☐ No Opinion

Comment(s): _____

2. Clear Lake should continue to strictly limit commercial development.

☐ Strongly Disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly Agree ☐ No Opinion / Don't Know

Comment(s): _____

3. Clear Lake's natural resources and environmental features should be protected from the impacts of development.

☐ Strongly Disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly Agree ☐ No Opinion

Comment(s): _____

4. The Town's Unified Development Ordinance has been effective in ensuring quality development.

☐ Strongly Disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly Agree ☐ No Opinion / Don't Know

Comment(s): _____

5. The Town's Unified Development Ordinance makes it easy to understand what I can and cannot do with my property.

☐ Strongly Disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly Agree ☐ No Opinion / Don't Know

Comment(s): _____

6. Under the current regulations, Clear Lake's natural resources and environmental features are adequately protected from the impacts of development.

☐ Strongly Disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly Agree ☐ No Opinion / Don't Know

Comment(s): _____

Please return this survey to the Clear Lake Town Hall, 111 Geowets Drive, Fremont IN 46737 or by scanning and emailing to zoning@townofclearlake.org on or before August 1, 2012.



Values Survey

2012 Comprehensive Plan Update

7. The Clear Lake local government – elected officials, appointed boards, and staff – provides prompt and adequate service to the community.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

8. When I desire to find out more information about a Town-related issue, I'm easily able to find it.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

9. Emergency services are adequate in Clear Lake.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

10. Private property rights generally should supersede community rights.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

11. The Town of Clear Lake should actively pursue planning and zoning jurisdiction in areas outside the Town's corporate limits.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

12. The Town's garbage service and the operation and maintenance of the Town's sewer system is satisfactory.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

Please return this survey to the Clear Lake Town Hall, 111 Cecowets Drive, Fremont IN 46737 or by scanning and emailing to zoning@townofclearlake.org on or before August 1, 2012.

3



Values Survey

2012 Comprehensive Plan Update

13. The Town's streets are adequately maintained.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

14. The current 25 mph speed limit is adequate to ensure safety on Clear Lake streets.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

15. The Town should more strictly enforce speed limits and traffic laws.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion

Comment(s): _____

16. The Town should pursue the development of walking/bike trails along heavily traveled roads (for example along side County Road 700 East by the Marina/Quiet Harbor area).

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

17. The Town should pursue the development of additional recreational amenities (for example parks and playgrounds).

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion / Don't Know

Comment(s): _____

18. The Town should become more actively involved in determining the future of the Public Beach.

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree
 ☐ No Opinion

Comment(s): _____

Please return this survey to the Clear Lake Town Hall, 111 Geowets Drive, Fremont IN 46737 or by scanning and emailing to zoning@townofclearlake.org on or before August 1, 2012.



19. The Clear Lake Association, whose mission is to start and maintain ventures that will help to promote prosperity in the Clear Lake community, plays an important and valuable role in the community.

Comment(s): _____

☐ Strongly Disagree ☐ Disagree ☐ Neutral ☐ Agree ☐ Strongly Agree ☐ No Opinion / Don't Know

Comment(s): _____


This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. On the left side, there is a vertical margin line, creating a narrow left margin. The paper appears to be from a notebook or a standard ruled sheet.

5.

CERTIFICATION OF AMENDMENT TO THE COMPREHENSIVE PLAN
2013 UPDATE TO THE COMPREHENSIVE PLAN

On May 6, 2013 the Town of Clear Lake Plan Commission met in a regularly-scheduled meeting at which the Commission discussed the proposed *2013 Update to the Comprehensive Plan* and held a legally-advertised Public Hearing to hear comments on the proposed *2013 Update to the Comprehensive Plan*. The proposed *2013 Update to the Comprehensive Plan* is an amendment that serves as an update to the existing *2006 Comprehensive Plan* for the Town of Clear Lake.

The *2013 Update to the Comprehensive Plan* is attached hereto and is hereby certified with a favorable recommendation on this 6th day of May 2013 by the Town of Clear Lake Plan Commission. The *2013 Update to the Comprehensive Plan* is hereby forwarded to the Clear Lake Town Council, with a favorable recommendation, for adoption by Resolution.


MIKE LONG, President


AMY SCHWEITZER, Secretary

RESOLUTION NO. 04-2013

A RESOLUTION ADOPTING THE
2013 UPDATE TO THE TOWN OF CLEAR LAKE COMPREHENSIVE PLAN

WHEREAS, the Clear Lake Plan Commission is authorized by Indiana Code 36-7-4-500 to prepare a comprehensive plan for the promotion of public health, safety, morals, convenience, order, and general welfare for the sake of efficiency and economy in the process of development;

WHEREAS, the Town of Clear Lake formally adopted a *Comprehensive Plan* by passing Resolution 06-1 in November of 2006; and

WHEREAS, the Clear Lake Plan Commission determined an update to the *Comprehensive Plan* was necessary and has prepared such an update that is known as "2013 Update to the *Comprehensive Plan*" and is attached hereto; and

WHEREAS, the Clear Lake Plan Commission encouraged public comment during the initial stages of drafting the 2013 Update through a Community Values Survey; and

WHEREAS, the Clear Lake Plan Commission held a legally advertised public hearing at its regularly scheduled meeting on May 6, 2013 to allow for public comment by interested parties on the 2013 Update in accordance with Indiana Code 36-7-4-507.

WHEREAS, the Clear Lake Plan Commission has certified the 2013 Update to the *Comprehensive Plan* and forwarded the 2013 Update with a favorable recommendation to the Common Council of the Town of Clear Lake in accordance with Indiana Code 36-7-4-508.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE TOWN OF CLEAR LAKE, STATE OF INDIANA;

THAT, the Common Council of the Town of Clear Lake, Steuben County, State of Indiana, hereby approves and adopts the 2013 Update to the *Comprehensive Plan* which is attached hereto.

HEREBY RESOLVED THIS 13th DAY OF MAY, 2013 BY THE COMMON COUNCIL OF THE TOWN OF CLEAR LAKE, STATE OF INDIANA.



ROBERT LEWIS

Board Member

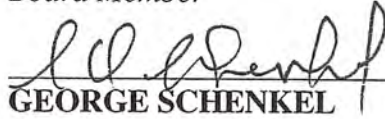


CHRISTOPHER FOLLAND

Board Member

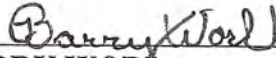
ALAN KORTE

Board Member



GEORGE SCHENKEL

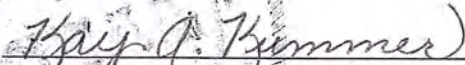
Board Member



BARRY WORT

Board Member

ATTEST:



KAY KUMMER

Clerk-Treasurer

