

# ***2009 Annual Report***

Indian Lake Planning Commission

## **Purpose:**

The Municipalities Planning Code requires the Planning Commission to issue a report annually. The report is due by March 1 of each year, covering the previous year's activities. There are no prescribed formats or detailed requirements. This report covers CY 2009.

This report is presented in topical rather than chronological format so as to complement the published minutes (chronological).

## **Membership:**

Paul Cornez joined Planning Commission in Jan 09, replacing Joe Bucks who resigned Dec 08.

Larry Rosage was appointed Aug 09, replacing Charlie Fox who resigned. Due to an unexpected business turn, Larry was never able to join PC and respectfully resigned in October.

Tom O'Toole was appointed and replaced Larry in Nov 09.

As a result of the Nov 09 elections, 3 sitting PC members would be also Council members in 2010, a situation not allowed by the MPC. Paul Cornez offered his resignation effective 31 Dec 09 in order to resolve this issue.

Don Reed was appointed to replace Paul on 4 Jan 2010.

## **Officers:**

Mr. Hanson remained as Chairman and Robert Vogel as Vice Chair throughout 2009.

## **Studies:**

As background, the Planning Commission was asked to review and update a 1994 Study, entitled "**1994 Indian Lake Planning Commission; An Analysis of Finances and Growth, Indian Lake Borough, 1974-2004**". Our final report, "**2008 Indian Lake Planning Commission; Strategic Review of Growth and Financial Development Needs 2010-2020**" was issued on 16 Aug 2008.

Following this study, the Planning Commission began a similar update to a 1992 study entitled “**A Ten Year Plan Study and Proposals for the Future of the Indian Lake Community**” for completion in 2009. This study was completed as issued in August 2009, and focuses in detail on the **viability** of the growth found to be ‘necessary’ in the August 2008 study. It analyzes the availability of properties to be developed, sewerage options, and other infrastructure expenses needed such as water and roads. This new study was the focus of our discretionary efforts in 2009.

### **Review of Zoning Ordinance:**

Beginning in March, the Zoning Committee began publishing interim results, by section, of their review and proposed amendments to Ordinance 144. Although incomplete and out of context, review of these changes in-process was deemed helpful to the committee. In-process review was also likely to expedite our required 30-day review once all sections were complete and we entered the public-comment and public hearing phase. In November, Planning Commission was given the complete document for expedited review prior to the 19 December public hearing. We responded via our 14 December report to Council in the form of a marked-up document.

The public hearings provided additional input, and PC has committed to work jointly with the Zoning Committee to resolve all comments and develop a go-forward plan.

### **Actions and Correspondence:**

Action was taken and/or recommended for the following:

- Pine Cove PRD and Somerset County SLD submittals including all final DEP approvals of permitting required for the SFTF-HT sewage option and Shade-Central City Joint Authority intermunicipal agreement.
- Perigo rezoning request for 10+ acres of Agricultural land to R-1. This proposal was approved through the public hearing and will result in 4 back-lot homes being added to the tax rolls. [There has been no activity on the attendant Somerset County subdivision request, however, which is the next step]
- Universal American, Inc. and Musser Engineering made several presentations regarding notional rezoning and potential residential development of their ~25 acre parcel adjacent to the airport. This complex issue remains unresolved and unapproved. It is back in UAI/Musser’s court.
- Indian Lake Golf Club presented their notional plans for residential development on the R-1 interior of the peninsula area. PC, and then Council, provided equally notional input. Of note is their desire to build some number of multi-family units (duplexes or quads) but the zoning is now R-1. This will require resolution in, or subsequent to, Ordinance 155.
- Informal correspondence with the Somerset County Planning Commission concerning the County Comprehensive Plan (which covers us), the County Subdivision and Land Development

Ordinance (which also covers us, but which must be coordinated with our Zoning and PRD in terms of reviews and resolution of conflicts), and our revised Zoning Ordinance (now 155). County planning has offered training for PC and the Zoning Committee which we will arrange in 2010. (Scheduled for 3 Feb 2010)

- Enhancements of the Planning Commission web site which contains surveys, discussion forums, and reference materials of use to members and the Community. Based on user feedback, in 2010 we will look into combining this with the Borough web site for a simpler [single-sign-on] user experience.

**Training:**

Mr. Cornez, Mr. Hanson, and Mr. O'Toole completed comprehensive on-line training offered by the state, which included a competency test and a certificate. This has led to a wealth of guidance being located and placed on the PC and Borough web sites, and has been very valuable in our deliberations on Ordinance 155. Council may also find value in these documents. Most are published by the Governor's Center for Local Government Services (GCLGS) and the Department of Community and Economic Development (DCED).

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "R.S. Hanson". The signature is fluid and cursive, with a prominent initial "R" and "S".

January 28, 2010