

# Indian Lake Borough Planning Commission

2014 ANNUAL REPORT  
February 20, 2015

## **PURPOSE:**

The Municipal 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 2014.

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

## **MEMBERSHIP / OFFICERS:**

There were no changes during 2014 - membership and Officers remain:

Chairman:	Don Reed
Vice-Chairman:	Bob Hanson
Recording Secretary:	Chris Keiser
Member	Scott Hollern
Member	Fred Jones

## **ACTIONS and CORRESPONDENCE:**

- Sewage Planning Module - An application involving the use of a Small Flow Treatment Facility - Holding Tank (SFTF-HT) system was reviewed and endorsed:

Delaware Lot 11 (Upor) March, 2014

- Borough Council approved this endorsement on May 14.

- **Planned Residential Development** - An application submitted on June 9, 2014 by Douglas and Melodie Glessner to subdivide their 4.425 Pueblo Lot (S19-033-098-02) into 3 individual lots, each greater than .75 acre, was reviewed. After being modified according to suggestions from the Indian Lake Planning Commission (PLANNING), the Somerset Planning Commission and Borough Council (COUNCIL), the PRD submission was officially advertised and a public meeting was conducted on August 11 by PLANNING. Hearing no comments from the public, PLANNING unanimously recommended approval to COUNCIL. COUNCIL approved the PRD application.

#### **ZONING REGULATION 144 AMENDMENTS:**

- **“Grandfather Clause”** - At the request of COUNCIL, PLANNING considered the situation where building applications have been denied by the Indian Lake Zoning Officer because the requested construction would cause an otherwise grandfathered situation to become non-compliant according to current zoning requirements. PLANNING recommended that COUNCIL modify Regulation 144 by eliminating Section 409 (the “Grandfather Clause”) and related verbiage in Section 411. COUNCIL approved this recommendation on June 11.
- **Side Setbacks** - At the request of COUNCIL, PLANNING reviewed the requirements in Zoning Regulation 144 pertaining to lakefront property side setbacks. Unable to identify convincing arguments to justify the current requirements, PLANNING unanimously recommended that COUNCIL modify Regulation 144 by uniformly setting all side structure setback requirements to 10 feet. COUNCIL approved this recommendation on June 11.

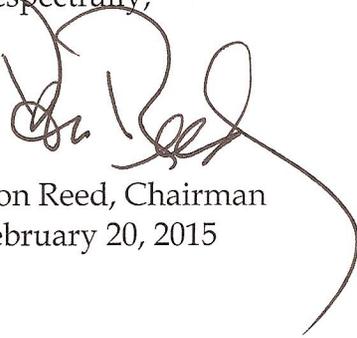
The above Zoning Regulation 144 amendments were officially advertised; and a public meeting was conducted on August 13 by COUNCIL. The amendments were approved.

#### **REVIEWS:**

- **Zoning Hearing Board (ZHB) Fees** - At the request of COUNCIL, PLANNING reviewed current ZHB fees. PLANNING recommended that COUNCIL enact a staggered ZHB fee structure with at least two tiers, based

on the complexity of the issue. COUNCIL tabled this issue, apparently to observe the impact of the "Grandfather Clause" amendment discussed above.

Respectfully,

A handwritten signature in black ink, appearing to read "Don Reed". The signature is stylized and includes a long, sweeping underline that extends to the right.

Don Reed, Chairman  
February 20, 2015