

MINUTES

Indian Lake Borough Planning Commission Meeting

Date: August 10, 2009; Regularly scheduled meeting

Those in attendance:

Members present:

Bob Hanson

Bob Vogel

Paul Cornez

Dick Brodt

Members absent:

Larry Rosage

Visitors:

Jim Dewar

Ron Seiling

Terry St.Clair

Dick Stern

Randy Musser

Don Reed

Order of Business:

Call to order: at: 6:00 by Bob Hanson

Approval of July minutes: by Paul Cornez; seconded by Bob Vogel; all ayes

Correction: none

Correspondence: e-mail from Jim Dewar to Bob Hanson on Gulf Club gated Community

Committee reports: none

Old Business:

- Ordinance 144 Revisions by Council/Zoning Committee available on Borough web page.
- Planning Study II- presentation to Council requested August 12, 2009
- Randy Musser is awaiting word from Universal American after Council presented Randy with needed conditions regarding UA's rezoning request.

New Business:

- Jim Dewar and Randy Musser presented their Conceptual Plan for a private gated community with 50 residential building sites. Mr. Dewar said the gated community would be well hidden, have a positive impact on the Borough, and would follow the strict covenances of the Indian Lake Gulf Club. Completed on site testing for sewerage has been positive and they are ready to develop a plan with a central collection and treatment facility for the 50 building sites. The planning module has met DEP's approval. The development group includes Mr. Dewar, Randy Musser, Jim Darr, Todd Berkebille, Mel Hemminger and Scott Swank. Jim and Randy will present their plan to Council.
- The newest member on the Planning Commission, Larry Rosage, was not able to attend this meeting, as previously identified.
- Pine Cove Subdivision submittal (PRD) has been submitted to Council, but not yet referred to the Planning Commission. As Mr. Hanson has identified an acknowledged Conflict of Interest, vice-chair Vogel has been requested to lead any Planning Commission review and discussion.

Public comment:

- Terry ST.Clair submitted a list of concerns and the creations of unnecessary hardships with the proposed zoning changes. Chairman Hanson explained the Zoning Committee and Council would have the final say on the Zoning changes but that deliberations/discussions were still going on. The changes had not yet been finalized by the Zoning Committee or presented to Planning Commission for review. PC was interested in Mr. St.Clair's objections but indicated he could still present them to the Zoning Committee at their meetings, and as well at any upcoming public hearings if he felt his objections were still not understood.

Adjournment at 8:30 by: Bob Vogel; seconded by Paul Cornez; all ayes

Next scheduled meeting: September 14, 2009

Minutes submitted by Dick Brodt