

## *2008 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 2008.

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

### **Membership:**

Robert Hanson was appointed in Jan 08, replacing Robert Weitzel who had resigned Dec 07.

Paul R. (Dick) Brodt was appointed Oct 08, replacing John Walters, who passed away Sep 08.

Paul Cornez was appointed Dec 08, replacing Joseph Bucks, who elected not to seek reappointment.

### **Officers:**

John Walters was elected Chairman and Bob Hanson as Vice-Chair in Jan 08.

Mr. Hanson was elected Chairman and Robert Vogel as Vice Chair Oct 08.

### **Studies:**

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**". This became the focus of our discretionary efforts throughout 1Q-2Q 2008. Our final report, "**2008 Indian Lake Planning Commission; Strategic Review of Growth and Financial Development Needs 2010-2020**" was issued on 16 Aug 2008, jointly to the Council's Finance Committee and the Indian Lake Service Corp. as it was largely focused on financial needs and offered suggestions for actions under Borough

and Service Corp. control. The study references a "business model" developed in the form of a Microsoft Excel spreadsheet offering continuing/future budget and funding/tax scenario analysis.

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**". This study will focus in detail on the **viability** of the growth found to be 'necessary' in the August study, focusing on availability of properties to be developed, sewerage options, and other infrastructure expenses needed such as water and roads. This new study has been the focus of our recent discretionary efforts and is expected to be completed by 2Q 2009.

### **Actions and Correspondence:**

Action was taken and/or recommended on the following:

- Waugaman SFTF Planning Module for replacement of a failed on-lot septic system
- North Marina/Pine Cove rezoning requests and public hearings. Based on the public hearings and comment, the entire parcel was rezoned R-1 which will bring 7 new high-end homes (6 Lakefront) to the Borough tax rolls, and introduces an exciting new sewage disposal option.
- Perigo rezoning request for 10+ acres of Agricultural land to R-1. This proposal should result in 4 back-lot homes being added to the tax rolls.
- Informal correspondence with the Somerset County Planning Commission concerning the County Comprehensive Plan (which covers us) and 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).
- Establishment of a Planning Commission web site which contains surveys, discussion forums, and reference materials of use to members and the Community.

### **Training:**

Mr. Hanson attended a state-sponsored workshop in Greensburg on 19 Nov 2008 on Subdivision and Land Development that provided excellent legal, operational, organizational and requirements insight. A certificate of attendance was provided.

Mr. Cornez and Mr. Hanson completed comprehensive on-line training offered by the state, which included a competency test and a certificate of same. (Course completion and Certificates actually issued in Jan 09)

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "RS Hanson". The signature is fluid and cursive, with the initials "RS" being prominent at the beginning.

Tuesday, 03 March, 2009