

**Indian Lake Planning Commission
Meeting Minutes
August 12, 2013**

Meeting called to order by Chairman Reed at 6:08p.

Present- Don Reed, Tom O'Toole, Bob Hanson

Not Present -Paul Cornez, Chris Keiser

Guests-Dick Stern, Bob Marhefka

Minutes of July 8, 2013 meeting reviewed, motion to approve by Don Reed, second Bob Hanson, all ayes, motion approved

Old Business:

Park Lot Boathouse Decks with Railings—As directed by Planning Commission at their July 8 meeting, Don Reed revised the PC resolution regarding Park Lot Boathouse Railings by eliminating reference to appurtenances and by eliminating the reference having to do with Park Lot owners agreement, leaving intact PC's recommendation to adopt a Conditional Use addition to Section 1307 of Zoning Regulation 144.

This Resolution was considered by Boro Council at their July 10 meeting. Council rejected the Conditional use concept and directed PC to revise the resolution as a regular amendment to 144. Council further directed PC to be more specific in defining see-through railings in order to essentially require the stainless steel type. The PC Resolution was revised as directed, and approved via email for consideration by Council at its July 24 meeting. During its July 24 meeting Council approved the PC resolution and instructed Attorney Rullo to prepare notice of a public meeting in order to amend Regulation 144 accordingly. A copy of the final PC definition as approved by Council is attached hereto.

Planning Commission Membership—PC discussed having suggestions for Council in anticipation of membership openings.

New Business:

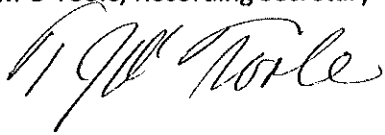
Boat Houses—Councilman Bob Marhefka addressed PC regarding his concern that boathouses detract from the aesthetics of Indian Lake. He feels there should be a moratorium on additional building and that as boathouses are taken down they should not be replaced. His purpose in expressing this at the meeting is to get a sense of PC's thinking. PC felt this would be worthy of a community discussion but could not come up with an appropriate forum for this other than the annual meeting. As per Councilman Marhefka's request PC will give additional consideration to this issue.

Assignment—Chairman Reed requested PC members analyze Zoning Ordinances 144 and 155 and identify differences.

Motion to adjourn by Tom O'Toole, second by Don Reed, all ayes, meeting adjourned at 7:11p.

Respectfully submitted:

Tom O'Toole, Recording Secretary

A handwritten signature in cursive script, appearing to read "Tom O'Toole". The signature is written in black ink and is positioned below the typed name.

Attachment: Park Lot Boathouse Resolution Correspondence

XFINITY Connect

donaldpreed@comcast.net

± Font Size ±

Park Lot Boat House Resolution

From : donaldpreed@comcast.net

Mon, Jul 22, 2013 12:30 PM

Subject : Park Lot Boat House Resolution

To : CouncilPresident@Indianlakepa.us

Cc : Theresa@Indianlakepa.us

Subject: Park Lot Boathouse Resolution

Date: July 22, 2013

Hi Patti –Attached please find the final resolution of the Indian Lake Planning Commission suggesting that COUNCIL amend Zoning Regulation 144 to allow park lot boathouses to have decks with see-through type railings. PLANNING has revised its July 9 resolution as directed by COUNCIL at its July 10 regular meeting by changing it from a conditional use to a regular amendment; and by specifying certain characteristics of see-through type railings.

I will deliver the original copy of this regulation to Theresa later today.

Respectfully submitted,

Don Reed, Chairman
Indian Lake Planning Commission

July 22, 2013

Ms. Patricia Dewar, President
Indian Lake Borough Council
1301 Causeway Drive
Central City, PA 15926

RESOLUTION

The Indian Lake Planning Commission has considered the matter of allowing decks with railings on unwallied boathouses on Park lots. Such deck/railing installations are currently prohibited by Zoning Regulation 144. Indeed they were prohibited by Regulation 99 before that, and regulation 50 before that. The Commission is aware that several Park lot boathouses with deck/railing installations have been constructed over time at Indian Lake. These units were apparently constructed in non-conformity with then-existing zoning regulations.

Boathouse deck/railing installations are permitted on lots with waterfront greater than 90 feet by Regulation 144. Deck/railing installations on Park lot boathouses were to be allowed under proposed Zoning Regulation 155, which has never been enacted.

For reasons of fairness and consistency, then, and to comprehend the development of railing designs which obstruct vision much less than earlier designs, the Planning Commission recommends that Council amend Zoning Regulation 144 as follows:

Section 1307, 2, D, 3, a – (SINGLE PARK WATERFRONT LOTS) – Flat or deck type roofs – Thirteen (13) feet as measured from the normal pool level of the lake to the highest point of the deck surface. Where a deck is constructed, deck railing can be no higher than forty two (42) inches from the deck and must be of a see-through type (such as corrosion-free wire or rod railing designs, or where balusters are transparent or have diameters which are small and obstruct a very small proportion of the railed area). Size and spacing of railings, and any stairs and hand rails, shall meet established safety codes.

Section 1307, 2, E, 3, a – (MULTIPLE CONTIGUOUS PARK WATER-FRONT LOTS) – Flat or deck type roofs – Thirteen (13) feet as measured from the normal pool level of the lake to the highest point of the deck surface. Where a deck is constructed, deck railing can be no higher than forty two (42) inches from the deck and must be of a see-through type (such as corrosion-free wire or rod railing designs, or where balusters are transparent or have diameters which are small and obstruct a very small proportion of the railed area). Size and spacing of railings, and any stairs and hand rails, shall meet established safety codes.

The Planning Commission further recommends that the following definition be incorporated into Zoning Regulation 144:

Deck. Artificial surface constructed above grade.

The Planning Commission further recommends the following dimensional and setback changes to Zoning Regulation 144, Section 1307:

Section 1307, 2, D, 2: Maximum Size – The maximum size shall not exceed ~~fourteen (14)~~ fifteen (15) feet wide

Section 1307, 2, D, 4: Setback – Setback shall be a minimum of ~~six (6)~~ five (5) feet

Section 1307, 2, E, 4: Setback – Setback shall be a minimum of ~~twelve (12)~~ ten (10) feet

Respectfully submitted,

Don Reed, Chairman