

December 5, 2017

Randy Schnoebelen  
Department of Natural Resources  
1203 North Shore Drive  
Clear Lake, Iowa 50428

Dear Mr. Schnoebelen;

I am writing to you to let you know about my concerns for the property located at 2721 South Lakeview Drive, also known as Sunset Bay Marina (located adjacent to the State Park). My property is located two doors down from Sunset Marina at 2717 South Lakeview Drive.

It is my understanding that the property is currently zoned for residential use but has been used as a commercial property over the years through a variance granted to Dale Etner until his death. Upon his death, the variance would cease and the property would revert back to a non-commercial use property.

Here are some problems with continued commercial use at Sunset Bay Marina:

- ◆ Over the years, the dock has grown longer and inched closer to my neighbors dock (they are now not able to put their lift in the water on the side closest to Sunset Bay Marina). They (Marge Culver and family) traditionally kept the boat and lift on the South/West side of their dock.
- ◆ The extreme length of the dock blocks my view of the lake and quiet enjoyment of the surroundings in a residential neighborhood. There is also a commercial barge parked against the dock at the bulkhead in front of the Etner property. We pay very high property taxes for lakefront property on the lake and I would appreciate not viewing a commercial dock from my property.
- ◆ The parking is limited where I live and a commercial property creates a parking hardship for me and my neighbors. The state park and Sunset Bay Marina traffic makes street parking difficult most weekends and nearly impossible on holiday weekends.
- ◆ The commercial boat lifts are very close to my neighbor's dock --and mine, and I have witnessed boats leaving Sunset Bay Marina crashing into both docks from time to time.
- ◆ I have grand-children and great grand-children who like to play in the water near the end of the dock. I am concerned for their safety when swimming because of the commercial dock related traffic. They boats often cross in front of our dock on approach to the lifts and they often back out in front of our docks before turning to the North.

- ✦ **If a new variance is granted to Sunset Bay Marina and the property is rezoned for commercial use, then shouldn't this standard be applied to my property and all other properties around the lake? What are the implications for other property owners at Clear Lake and other Iowa lakes? Where do we draw the line? Shouldn't we have the right to rent out dock space too? How can the decision makers apply one standard to one residential property and not other similar properties?**

This property/use variance was intended to terminate upon Dale Etner's death. It should not be renewed for the surviving family members nor should it be granted to anyone else for commercial exploitation of this property in a residential neighborhood.

I trust the DNR, county and state officials will make the right decision and not allow this property to continue as a commercial marina.

Sincerely,

Walter L. Tarter

CC: Representative Linda L. Upmeyer