

DUNE ACRES PLAN COMMISSION
MINUTES January 28, 2014

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Richard Hawksworth, and Robert Lauer. Absent were Lou Mellen, David Rearick, and John Sullivan. It was moved by Jane Dickey, with second by Robert Lauer that the minutes of December 9, 2013 be approved as corrected. Favorable vote was unanimous.

The organization of the Dune Acres Plan Commission for 2014 will be as follows: Thomas Cornwell, president and Robert Lauer, vice president--proposed by Richard Hawksworth with second by Jane Dickey—unanimously approved. The publication used will be the Chesterton Tribune. The meetings will be held on the second Monday of the month at 7:30 p.m., with changes as needed. The official records of the meetings will be the approved minutes. Plan Commission appointments to the Board of Zoning Appeals will be Thomas Cornwell and Jane Dickey—proposed by Richard Hawksworth with second by Robert Lauer—unanimously approved.

The first item of old business was the final plat approval of the Harris subdivision. There has been received a revised landscaping plan and work has continued on the retaining wall. A \$2500.00 bond has been deposited with the town for work that cannot be completed until warmer weather.

Richard Hawksworth commented on the retaining wall—almost finished except capstones which cannot be placed until warm weather. Great Lakes Engineering has expressed approval of the retaining wall and the revised landscaping plan.

Thomas Cornwell presented findings for the subdivision ordinance. A copy of these findings are attached hereto and are included into the findings by this reference.

Jane Dickey questioned the dedication of parkland. The town has accepted the donation contingent upon the plan commission approval of the subdivision.

It was moved by Richard Hawksworth, with second by Robert Lauer, that the findings be approved. Favorable vote was unanimous.

It was moved by Jane Dickey, with second by Richard Hawksworth, that the final plat of the Harris subdivision on Summit Drive be approved. Favorable vote was unanimous.

The second item of old business was the Richardson subdivision on West Road. Because John Hannon of Great Lakes Engineering is involved with this project, Dune Acres has retained William Rensberger as planning engineer for this project. A three lot subdivision is proposed, with each lot fronting on West Road and extending to Lake Michigan. The public right of way currently has a jog in it, which will be reconfigured based on a defined opposite boundary. The amount of park land donation will be determined by the town council. The water lines and utility easements will be adjacent to driveways. It needs to be determined if West Road is a secondary road for the requirements of the building line. There was a general discussion of fees and paperwork required for a primary plat approval and holding a public hearing on the subdivision. A tree survey was requested for all areas disturbed by the installation of the proposed shared driveway

Neighbor Cheryl Evans had concerns about restrictions she felt were placed on the property in 1957 when Flora Richardson applied for her improvement location permit.

Meeting adjourned at 8:45 pm.

Respectfully submitted, Joan Rearick, secretary

