

DUNE ACRES PLAN COMMISSION
MINUTES February 9, 2015

The meeting was called to order at 7:30 pm by Robert Lauer. Present were Jane Dickey, Richard Hawksworth, David Rearick, and John Sullivan. Absent were Thomas Cornwell and Lou Mellen. It was moved by Richard Hawksworth, with second by John Sullivan, that the minutes of the January 12, 2015 meeting be approved as presented. Favorable vote was unanimous.

The business of the meeting was a kitchen remodel and addition to the property at 15 Oak Drive. Property owner William Spence was present, along with his builder Mark Hull. Approval of a different version of the project which had been given in November 2013 was not acted upon and has expired. This addition has a smaller footprint and less square footage. The east lot line of the property abuts town park land. The new plans indicate the location of the footings extends 8 inches into this park land. Mr. Spence feels the area of the addition is large enough so that decreasing the size to accommodate removing the footings from the park land will not be a problem. The overhang of the new structure will also be changed to meet zoning requirements. The staging area for the work will be done in the existing driveway. Mr. Spence stated that his timetable is to start some of the interior kitchen changes now and to begin construction of the addition in the fall.

Findings are as follows:

Floor area ratio(46-116)	The building site is lots 200 and 201 and contains 39,245 sq. ft. The building size with the new addition will be 4620 sq. ft. This is within the required 0.20 limit.
Front yard (46-117)	The 158 feet far exceeds the 25 feet required.
Side yards (46-118)	A June 17, 1991 Indiana Appellate Court decision has determined that side yards are not applicable for this structure.
Rear yard (46-119)	The 87.35 feet far exceeds the 35 feet required.
Height (46-120)	The building height is 19 feet.

The utilities to the property are buried, parking is adequate, and no septic permit is required. It was moved by Richard Hawksworth, with second by John Sullivan, to accept the findings. Favorable vote was unanimous.

Concerns expressed by plan commission members were that 1) no construction narrative was presented and 2) that plans specific to this project showing changes in footings and overhang were not available. It was moved by Richard Hawksworth, with second by John Sullivan, that an improvement location permit for an addition and kitchen remodeling at 15 Oak Drive be granted, contingent upon receipt of a construction narrative and revised plans which will show no construction on town park land. Favorable vote was unanimous.

Meeting adjourned at 8:00 pm.

Respectfully submitted,
Joan Rearick, secretary