

DUNE ACRES PLAN COMMISSION  
November 18, 2013

The meeting was called to order at 7:35 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 be approved as corrected. Favorable vote was unanimous.

Correspondence received was the requested narrative and stamped structural engineering plans for the new construction for the Truax property at 58 West Road.

The old business discussed was the failure of a retaining wall on the Harris subdivision property. New engineering plans have not been received. John Hannon of Great Lakes Engineering was present and discussed the possibility of a tiered wall. Supervision will continue.

The new business of an addition to the existing residence at 15 Oak Drive was brought by property owner William Spence, accompanied by his architect David Raino-Ogden. The new area will contain a kitchen,  $\frac{3}{4}$  bath, and an elevator. The building site consists of lots 200 and 201. Construction is planned to start in the spring. The roof overhang is designed to match the existing eaves, but since that will be an intrusion onto adjacent town park property, it will be shortened. The only excavation required is for the footings for the slab for the addition. The construction staging area will involve town park land and parameters will be determined by the town board.

Findings are as follows:

Floor area ratio (46-116)	The building site is 39,245 sq. ft. The building size with the new addition will be 5164 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 chimney is taller, but is lower than the height of the existing structure.

The utilities to the property are buried, parking is adequate, and no septic permit is required.

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

It was moved by Jane Dickey, with second by Robert Lauer, that an improvement location permit for 15 Oak Drive be granted. Favorable vote was unanimous.

Mr. O'Connor, property owner at 54 Circle Drive, sought approval for the construction of a carport over an existing parking area. He was advised that plans approved by an architect or a civil engineer would need to be provided.

Engineer John Hannon, along with Michael Androvitch, the prospective buyer of the Richardson property on West Road, made a presentation on the development of the approximately 3.5 acre parcel in the form of a 3 lot subdivision.

The meeting adjourned at 8:35 pm.

Respectfully submitted,  
Joan Rearick, secretary