

**DUNE ACRES PLAN COMMISSION
MINUTES February 23, 2016**

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Richard Hawksworth, Robert Lauer, Alex Stemer. Absent were Peter Bomberger and David Rearick.

Since this is the first meeting of the year, the organization of the plan commission for 2016 was completed as follows: Thomas Cornwell was elected president on the motion of Robert Lauer, with a second by Richard Hawksworth. Robert Lauer was elected vice president on the motion of Jane Dickey, with a second by Richard Hawksworth. The regular meetings will be held the second Monday of the month at 7:30 pm in the town hall. The Chesterton Tribune will be used as the official publication. The Board of Zoning Appeals is to have two members from the plan commission—these will be Thomas Cornwell and Robert Lauer, with David Rearick as an alternate.

The minutes of the December 14, 2015 were approved as corrected.

The business of the meeting was the remodeling of the residence at 60 East Road. Property owner Paul Wilkins and his architect, Fred Bamesberger, were present. The plans call for the removal of a rear deck; change in entryway; new dormer in the front of the house; add fireplace and chimney; add 10 feet to the rear to accommodate stairs and elevator and add a patio. The presented plans need revision to verify that the roof overhang is 12 inches. Architect Bamesberger said this would be done and that there will be a pre-construction conference after the selection of an excavator and builder.

Findings are as follows:

Floor area ratio (46.116)

The lot size of 16,453 sq. ft. allows a structure of 3290.6 sq. ft. The proposed structure will have 2486 sq. ft. The remodeling has no impact on the front yard.

Front yard (46.117)

Side yard (46.118)

The south side yard is 10 feet, which meets the requirement. There is no impact on the north side yard.

Rear yard (46.119)

The rear yard is well within the requirement of 35 feet.

Height (46.120)

The 27.9 feet is within the requirement of 30 feet.

There is no need for any change to the septic system. The remodeling brings into compliance a non-conforming side yard. A corner of the house was constructed encroaching into the required south side yard. This was the result of the contractor not locating the house as indicated in the approved plans. The original homeowner applied for a variance, but the variance was denied. The proposed plans convert the current non-compliant corner of the home into a lower level fireplace and chimney. Chimneys are allowed to extend up to 2 feet into required yards, thus correcting the long standing violation.

It was moved by Jane Dickey, with second by Richard Hawksworth, that the findings be approved. Robert Lauer recused himself from the voting. Favorable vote was unanimous among the remaining members.

It was moved by Richard Hawksworth, with second by Jane Dickey, that an improvement location permit be granted for 60 East Road. Again, Robert Lauer recused himself. Favorable vote by the remainder was unanimous.

From the floor: Fred Bamesberger inquired about the procedure for demolition. The new owners of 21 Crest Drive wish to change the carport to a garage and make some interior changes. The family of Pat Krug, 6 Shore Drive, inquired about variances needed to rebuild after the fire.

Meeting adjourned at 8:00 pm.

Respectfully submitted,

Joan Rearick, secretary