

DUNE ACRES PLAN COMMISSION
MINUTES June 30, 2016

The meeting was called to order at 7:05 pm. Present were Thomas Cornwell, Peter Bomberger, William Nixon, David Rearick, Thomas Roberts, and Alex Stemer. Absent was Robert Lauer. It was moved by Thomas Roberts, with second by William Nixon, that the minutes of the June 13, 2016 meeting be approved as presented. Favorable vote was unanimous.

All business concerns previously submitted plans.

1) Wilkins, 60 East Road

Plans approved February 23, 2016 have been revised and Mr. Wilkins is seeking approval for the following changes: square footage and construction management. The northeast corner of the addition is extended 3.375 sq. ft. to the east, adding 15.1875 sq. ft. to the first and second floors: total addition is 30.375 sq. ft. The approved second floor closet extension (3.75 x 11.5 = 43.125 sq. ft.) is eliminated. The result is that the total square footage is reduced by 12.75 to 2474.25. The lot size permits a floor area of 3290.6 sq. ft.

The rear concrete patio is changed to a smaller deck eliminating the need for the installation of a dry well. The architect and excavator, in consultation with the Dune Acres building commissioner, have determined that it is not necessary to use sheet piling for retainage during construction.

It was moved by Thomas Roberts, with second by David Rearick, that the proposed changes to the remodeling at 60 East Road be approved. Favorable vote was unanimous.

2) Kollada, 76 East Road

Mr. Kollada is requesting approval to build a 9.5 foot by 16.25 foot covered walkway extending south from the existing front door and connected on its east side to the existing house. The proposed structure is approximately 9 feet tall (below existing eaves), is open on its south and west side and stops 3.5 feet from the existing garage. The proposed structure does not extend into any required yard.

It was moved by David Rearick, with second by Peter Bomberger, that the location improvement permit for the walkway at 76 East Road be granted. Favorable vote was unanimous.

3) Krug, 6 Shore Drive

Mrs. Krug was represented by Mr. McNaughton, her son-in-law and contractor. On March 29, 2016 the Board of Zoning Appeals granted a variance to Mrs. Krug to exceed the square footage requirement in rebuilding her home. She is allowed up to 4236 sq. ft. The garage is below the average grade of the house. The placement of the driveway will be determined after the foundation is poured to minimize the use of town park land from the previous structure. Sand will be dug for lower level; some used for backfill and some donated to town. The only regrading required is a for a walkway on the east side. The Porter County Health Department has said the existing septic system needs to be revised.

Findings are as follows:	Required	Proposed
Floor area ratio (46.116)	4236	4230
Front yard (46.117)	25	87.5

Side yard (46.118)	one must be at least	10	14.04
			<u>27.32</u>
	total	32.1	41.36

Rear yard (46.119)		35	94
Height (46.120)		30	29.9

The structure will have 2 stories, the utilities will be buried, and parking will be for 2 cars in the garage and more than 2 in the driveway.

It was moved by Alex Stemer, with second by William Nixon, that the findings be approved.

Favorable vote was unanimous. It was moved by William Nixon, with second by Peter Bomberger, that the improvement location permit for rebuilding the residence at 6 Shore Drive be approved, contingent upon receiving a septic permit from the Porter County Health Department. Final site plans, including the driveway location, must be submitted and approved before the driveway construction. Favorable vote was unanimous.

Meeting adjourned at 8 pm.

Respectfully submitted,
Joan Rearick, secretary