

DUNE ACRES PLAN COMMISSION  
MINUTES November 3, 2016

The meeting was called to order at 7:40 pm. Present were Thomas Cornwell, Robert Lauer, David Rearick, and Thomas Roberts. Absent were Peter Bomberger, William Nixon, and Alex Stemer. It was moved by Thomas Roberts, with second by Robert Lauer, that the minutes of June 3, 2016 be approved as presented. Favorable vote was unanimous.

The new business discussed was the screened porch addition and other remodeling of the LeDuc residence at 38 East Road. Present were property owner Laura Litton LeDuc, architect Gary Hodonicky, and attorney Terry Hiestand. The screened porch addition on the front of the structure will require the creation of a new entryway. There will also be an exterior hallway addition between the new porch and the new entryway. The roof of the new porch will be a deck that will be accessed from the second floor. The rear of the building will have some exterior changes which have not been completely determined at this point. Excavation for sonotubes will be minimal and all sand will remain on site. A construction narrative is to be provided by the architect. Findings for the issuance of an improvement location permit were discussed as well as septic approval, parking, and utilities. All items seemed appropriate with the exceptions of:

- 1) height measurement above average grade was not provided
- 2) the eave of the porch will extend into the required side yard by 8 inches
- 3) the plans need to indicate that the deck on the porch roof and the railing defining it will not extend into the required side yard

Draft findings were prepared for approval at a later meeting. The architect was advised to provide larger and more definitive plans for consideration at the next plan commission meeting and was also advised of procedural routines.

Existing matters were then discussed:

Construction of the Krug residence on Shore Drive approved in June 2016 has not started. County septic system approval is thought to be the hold up.

Dalal Crest Drive construction continues since 2012. Scaffolding is still present on the lade side of the structure and the building site could be better maintained. The building Commissioner will continue to monitor the situation.

Home rentals in violation of Dune Acres Ordinances were discussed. The plan Commission is in favor of the town enforcing these ordinances.

Light pollution was discussed. Beverly Shores has a "Dark Sky" ordinance in place. It is thought to govern both municipal and residential exterior lighting. The plan commission members present expressed support for Dune Acres passing a similar ordinance. The Beverly Shores Ordinance will be researched toward the goal of making a recommendation to the town council.

Meeting adjourned at 9:10 pm.

Respectfully submitted,  
Joan Rearick, secretary