

DUNE ACRES PLAN COMMISSION
MINUTES December 19, 2016

The meeting was called to order at 7:35 pm by Robert Lauer. Present were Peter Bomberger, David Rearick and Thomas Roberts. Absent were Thomas Cornwell, William Nixon and Alex Stemer. It was moved by Thomas Roberts, with second by David Rearick, that the minutes of the November 3, 2016 meeting be approved as presented. Favorable vote was unanimous.

The only agenda item was the continued discussion of the remodeling and addition plans on the LeDuc residence at 38 East Road. Mr. LeDuc was present, along with architect Gary Hodonicky. The plan details and measurements asked for at the previous meeting have been provided as well as the construction narrative. Building commissioner Thomas Roberts had two requests: that he be able to contact the architect and contractor as needed and that the portable toilet be located away from the street. Mr. LeDuc agreed these requests could be met.

Findings:	Required	Proposed
floor area ratio (46.116)	6648.8 (maximum)	4300
front yard (46.117)	25 (50)	119' 9.5"
side yards (46.118)	at least 10'	10' 5"
		39' 8.5"
total	30.8"	50' 3.5"
rear yard (46.119)	35'	200'
height (46.120)	30'	20' 6"
stories	2.5	2
septic		no change in bedrooms
utilities	buried	will be buried
parking	4	2 in garage and 2+ in driveway

It was moved by David Rearick, with second by Thomas Roberts, that the findings be approved. Favorable vote was unanimous.

It was moved by Thomas Roberts, with second by Peter Bomberger, that an improvement location permit for 38 East Road be granted. Favorable vote was unanimous.

Meeting adjourned at 7:50 pm.

Respectfully submitted,
Joan Rearick, secretary