

DUNE ACRES PLAN COMMISSION
MINUTES February13, 2017

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Robert Lauer, David Rearick, Thomas Roberts, and Alex Stemer. Absent were Peter Bomberger and William Nixon. It was moved by Robert Lauer, with second by Thomas Roberts, that the minutes of the December 19, 2016 meeting be approved corrected. Favorable vote was unanimous.

The organization of the Plan Commission for 2017 proceeded as follows: It was moved by Thomas Roberts, with second by Robert Lauer, that Thomas Cornwell serve as president. Favorable vote was unanimous. It was moved by Thomas Roberts, with second by Robert Lauer, that David Rearick serve as vice president. Favorable vote was unanimous. It was moved by Robert Lauer, with second by Alex Stemer, that the meetings continue on the second of the month and that the Chesterton Tribune be the means of publication. Favorable vote was unanimous.

There was no old business. The new business was new construction on two lots. The first was at 6 Redwood Lane. The property is owned by Mr. and Mrs Jeff MacDougal, who were present, along with their architect Fred Bamesberger. Mr. Bamesberger discussed the plans. The house will be built into the dune and the removed sand will be used as fill for the driveway which will be graded so that a retaining wall will be needed. It was recommended by the plan commission that changes be made to better handle drainage. Mr. Bamesberger agreed that it could easily be done with mounding and a trench drain. Tree removal will be required for the septic tank (which has Porter County Health Department approval) and other construction points. These areas are shown on the plans. The plan commission requested an elevation point on the northeast corner of the first floor, but the lower level qualifies as a basement, not a story. The construction will disturb 30% of the lot; post-construction landscaping will reduce the area to 28%.

The findings are as follows:	Required	Proposed
floor area ratio (46.116)	10770 sq.ft. Allowed	4272 sq.ft
front yard (46.117)	25	104
side yards (46.118)	23.145	64
		92
total	50	156
rear yard (46.119)	35	40

height (46.120)	30	28'7.5"
stories	2.5	2
parking	4	3 in garage+more in driveway
utilities	buried	will be buried

It was moved by Robert Laluer, with second by Alex Stemer, that the findings be approved. Favorable vote was unanimous. It was moved by Thomas Roberts, with second by Robert Lauer, that an improvement location permit be granted for 6 Redwood Lane, subject to revised drawings for two retaining walls and driveway drainage, and delivery of the septic approval permit. The revisions are to include detailed drawings of two retaining walls, one near the northwest corner of the house and one supporting the drive and parking area at the southeast corner of the house. The drawings are to show the proposed construction of the retaining walls and contours before and after their construction. The revised plans are to include more details on the proposed driveway and provide a plan to handle associated water drainage. The revisions are also to incorporate missing information that was determined during the meeting regarding specific findings. There are some grading changes not included in the plans submitted but brought to the meeting by the architect. These changes are to be included in the revised plans. The location of the septic system should also be included. Mr. Bamesberger committed to quickly make the revisions and deliver the revised plans to the secretary. David Rearick is authorized to review the revised plans and determine if they satisfy the Plan Commission contingencies. Favorable vote was unanimous.

The second new construction item is located at 21 Crest Drive. Property owner, Mr. Means was present along with his architect Fred Bamesberger. The existing structure on the property will be demolished and a new double sized septic field with a digester and new tanks will be installed before the foundation for the new home will be started. The basement does not qualify as a story. No drainage problems are anticipated. The Plan Commission requested more details for the retaining walls. There will be a beach shed for storage that will have no plumbing. A landscaping plan has been developed.

Findings are as follows:	Required	Proposed
floor area ratio (46.116)	5044 sq.ft. allowed	3845 sq.ft (includes shed)
front yard (46.117)	25	87
side yards (46.118)	16.5	18.5 16.5
total	35	35
height	30	18'8 3/4"

story	2.5	1
parking	4	3 in garage + driveway
utilities	buried	utilities will be buried
septic	PCHD	permit given

It was moved abay Thomas Roberts, with second by Robert Lauer, that the findings be approved. Favorable vote was unanimous. It was moved by David Rearick, with second by Robert Lauer, that an improvement location permit be granted for 21 Crest Drive, subject to revised plans for the 8 foot northeast retaining wall; landscaping plans should be included. The revised plans are to include detailed drawings of an eight foot high retaining wall at the northeast corner of the proposed house. The drawing will show the proposed construction of the retaining wall and contours before and after its construction. The revised plans are to include a revised average grade calculation and a landscaping plan. The septic system location should also be included. Architect Fred Bamesberger committed to quickly make the revisions and deliver the revised plans to the secretary. David Rearick is authorized to review the revised plans and determine if they satisfy the Plan Commission's contingencies. Favorable vote was unanimous.

Thomas Cornwell made the Plan Commission aware of the letter to a town resident at 54 Circle Drive from the town attorney which gives the 30 day notice to start progress to remove a non-approved structure over a septic tank. David Rearick sought clarification on an electrical construction question from a resident. Robert Tutlowski, 23 Crest Drive, had questions about the shared driveway during the coming construction.

Meeting adjourned at 9:30 pm.

Respectfully submitted,
Joan Rearick, secretary