

DUNE ACRES PLAN COMMISSION
MINUTES October 23, 2018

The meeting was called to order at 7:00 p.m. Present were Thomas Cornwell, Peter Bomberger, David Rearick, Thomas Roberts, and Alex Stemer. Absent were Mary Boeke and Robert Lauer. It was moved by Thomas Roberts, with second by Alex Stemer, that the minutes of the October 8, 2018 be approved as presented. Favorable vote was unanimous.

All agenda items are old business. The first consideration is the installation of a new Presby septic system designed by Duneland Group and approved by the Porter County Health Department, at the Swygert residence, 4 Shore Drive. The work will be done by Fieldstone Enterprises, LLC. (This firm also installed a newly required septic system at the neighboring property.) The location of this installation has been the subject of much discussion and revision. Excavation and grading are minimal and no retaining walls will be needed. The tanks will be located directly east of the home under an existing flagstone patio. Pipes will extend (using directional boring) under the existing drive and parking area to the septic field that will be located south of the existing garage on land acquired from the Town of Dune Acres. The Presby system will be underground with the exception of two vents and an access port. The contractor will clearly delineate the Swygert property and protect Town parkland by placing snow fencing around the boundaries of the Swygerts' newly acquired property. The property boundary and the northern ends of the three laterals are staked on the site. The contractor plans to access the construction site by making sand ramps over retaining walls that form the boundary of the current drive and parking area. The sand will result from the excavation needed to bury the tanks. All construction access and storage of materials will be on land owned by the Swygerts. It was moved by Thomas Roberts, with second by Alex Stemer, that the proposal for the installation of a Presby septic system at 4 Shore Drive be approved. Favorable vote was unanimous.

The second consideration is the extension of an existing deck and screened enclosure on the north side of the Sandrick residence at 84 West Road. The extension is approximately 250 sq.ft. Findings are as follows:

floor area ratio (46.116)	allowed 11,151 sq.ft.	proposed 8326.4 sq.ft.
front, rear, and side yards (46.117,118, 119)	The only yard impacted is to the north. After the addition it will exceed 110 ft.	

(Note: the required yard to the west is not compliant. This is true whether is is considered a side or rear yard. It is thought the noncompliance resulted years age when a former owner sold the lot to the west.

This noncompliance may not be expanded.)

Height (46.120)	no impact
Utilities	buried
Parking	no impact

It was moved by Thomas Roberts, with second by David Rearick, that the findings be approved. Favorable vote was unanimous. It was moved by David Rearick, with second by Alex Stemer, that an improvement location permit for a deck addition at 84 West Road be granted. Favorable vote was unanimous.

The third and final consideration was the landscape plan for the new construction at 21 Crest Drive.

Construction is near completion and the plan is being submitted for approval as an addition to the building plan. The Plan Commission deviated from normal procedure and approved the building plans without a landscape plan and allowed it to be provided later. The long wait for this presentation brings into question the advisability of such a deviation. Property owner Mark Means was present, as were adjacent property owners Mr. and Mrs. Tutlewski. There is a 32 foot distance between the new construction and the Tutlewski residence to the east. There will be a landscape buffer between the two houses, which the Tutlewskis have approved, and steps and dune stabilization to the west of the new structure. It was moved by Thomas Roberts, with second by Alex Stemer, that the landscaping plan for the new construction at 21 Crest Drive be accepted as presented. Favorable vote was unanimous. Building commissioner Thomas Roberts expressed to Mr. Means the need to get specific plans for the driveway. The damage is such that reconstruction, not repaving, is required. Mr. Means noted that it is too late in the year for the work to be accomplished, and will fill in with gravel if needed for the winter. He acknowledged that specific plans are required and indicated he would respond. He was told the plans need to include drainage and cross sections.

The topic of burying the utilities at 24 Circle Drive was discussed. The property owner has received a letter from the town attorney requesting compliance, but there has been no response as of this date.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,
Joan Rearick, secretary