

**DUNE ACRES PLAN COMMISSION**  
**MINUTES November 12, 2018**

The meeting was called to order at 7:05 p.m. Present were Thomas Cornwell, Robert Lauer, David Rearick, Thomas Roberts, and Alex Stemer. Absent were Mary Boeke and Peter Bomberger. It was moved by Thomas Roberts, with second by Alex Stemer, that the minutes of the October 23, 2018 meeting be approved as presented. Favorable vote was unanimous.

The meeting agenda was the application to construct a new residence at 3 Redwood Lane. Present were property owners Mr. and Mrs. Daniel Kleine, their architect Brent Wagner, and contractor Paul Shinn. The walk through of the site revealed a better placement of the driveway and a marked tree that was not within the property line. The "do not disturb" area for excavation will need to be redefined. New plans for the driveway will need to be submitted to the plan commission. The architect asked that the landscaping plans be approved at this time also. The building commissioner noted his approval of the tree identification and the willingness to save. Findings are as follows: (note: average finished grade calculation was not provided, therefore findings measure height of structure from floor of lower level and include entire lower level in bulk calculation.)

	allowed	covenant	proposed
floor area ratio (46.117)	11,324 sq.ft.		5634 sq.ft.
	lot 56,621x 20%		2331x2+700garage+272deck
front yard (46.117)	30'	75'	94.5'
side yard (46.118)	each 25.5' total 50'		49.2' and 68.9' 118.1'
	avg. lot width assumed 170'		
rear yard (46.119)	50'	50'	109.5'
height (46.120)	30'		24'
% of lot disturbed	70		29.5
utilities	buried		buried
parking	4		2 garage+2 driveway
septic	approval by Porter County		provided

It was moved by Thomas Roberts, with second by Alex Stemer, that the findings be approved. Favorable vote was unanimous. It was moved by Robert Lauer, with second by Alex Stemer, that an improvement location permit be granted, subject to the receipt and approval of the revised driveway plans to Thomas Cornwell or David Rearick. Favorable vote was unanimous.

Meeting adjourned at 7:35 p.m.

Respectfully submitted,  
Joan Rearick, secretary