

DUNE ACRES PLAN COMMISSION
MINUTES April 15,2019

The meeting was called to order at 7:00 pm. Present were Thomas Cornwell, Mary Boeke, Peter Bomberger, David Rearick, Thomas Roberts, and Alex Stemer. Absent was Robert Lauer. It was moved by David Rearick, with second by Alex Stemer, that the minutes of the March 11, 2019 meeting be approved as presented. Favorable vote was unanimous.

The old business dealt with the submission by Thomas Froman of the landscaping plan at 54 West Road to be reviewed and accepted. This plan will become part of the approved plans for the construction of the new home on this site. Mr. Froman indicated that he is working with George Brenn of Four seasons Landscaping. The plan is anticipated to be a three year project. It was moved by David Rearick, with second by Thomas Roberts, that the landscaping plans be accepted and placed with the previously approved construction plans. Favorable vote was unanimous. Concerns about the stabilization of the lakeside hill and the sideyards were discussed. It was agreed that the owner and contractor would be contacted to explain this concern and to request that these areas be afforded high priority in scheduling.

Additional old business: RE: 30 Crest Drive--it was noted that no additional plans for the driveway road cuts have been received as required for issuance of the permit.

The new business was the presentation of plans for a new partially elevated deck and retaining wall on the lake side and an expanded driveway and parking area on the street side at 33 Crest Drive. The property owners were present, along with the deck contractor, the concrete contractor, and the landscaper. The proposed deck will extend forty-one feet toward the lake from a point approximately ten feet under the northern edge of the existing deck on the main level of the house. The proposed deck extends from the basement of the house that is partially exposed to the north. The proposed deck is twenty feet wide and would be accessed by a stairway from the existing main level deck and by a reconfigured walkway on the west side of the house. A proposed retaining wall is located along the east side of the proposed deck, approximately ten feet from the lot line (the required side yard to the east is ten feet). The retaining wall does not exceed five feet in height and would be constructed of landscape timbers. The deck contractor explained that excavation would be by hand without heavy equipment. The excavation and retaining wall construction would proceed from the house toward the lake and all sand would remain on site to be used to moderate the slope under the new deck. The deck is supported by thirty-six 6'x6' posts sunk forty-eight inches into the ground in concrete. The deck abuts the septic system which needs to be located to determine if the deck location will need county approval. Plans showing the location of the septic system were provided and the contractor agreed to confirm the location before any excavation in the adjoining area. The existing concrete driveway will be removed and replaced with a new and 55% larger driveway. Drainage is a concern. Existing and new runoff needs to be accommodated. The present drain at the western edge of the existing driveway works well.

It was moved by Alex Stemer, with second by Thomas Roberts, that two plan commission members be notified of the location and capacity of the current drainage system. If it is satisfactory, those members will notify the commission. If it is not satisfactory, new plans need to be provided. Favorable vote was unanimous.

The findings are:

The disturbed area of the lot after proposed construction and mitigation will be 33.07% (the

total allowed is 35%). The owners were advised that the site is essentially fully developed.

Drainage from behind the retaining wall will run to the north.

Retaining wall will be four feet high and does not extend into the required yard to the east.

Excavation will extend into this ten foot required yard. Contractor is aware of this small distance and the slope and has planned to meet the inherent challenges.

The elevated portions of the deck do not extend into any required yard.

The contractor provided plans indicating that the septic system will not be impacted and will confirm the septic location before excavation.

At its highest point the new deck is eight feet above grade. Railings will be installed with 1/2 inch tempered glass panels.

Materials from demolition of existing concrete driveway will be removed from Dune Acres.

Driveway is on grade and basically level with slight slope to the west for drainage.

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

Favorable vote was unanimous.

It was moved by Thomas Roberts, with second by Mary Boeke, that an improvement location permit for a new deck and driveway at 33 Crest Drive be granted contingent upon the receipt of a drainage plan for the driveway. Favorable vote was unanimous.

Meeting adjourned at 8:45 pm.

Respectfully submitted,
Joan Rearick, secretary