

DUNE ACRES PLAN COMMISSION
MINUTES June 10, 2019

The meeting was called to order at 7:00 pm. Present were David Rearick, Peter Bomberger, Robert Lauer, Thomas Roberts, and Alex Stemer. Absent were Thomas Cornwell and Mary Boeke. It was moved by Thomas Roberts, with second by Robert Lauer, that the minutes of the April 15, 2019 meeting be approved as presented. Favorable vote was unanimous.

The business discussed was the proposed construction on the Demkovich property at 7 Oak Drive (unusual address as the best access determined for the driveway is between numbers 3 and 5 on Oak Drive). The property owners were in attendance. The structure will be 2300 sq. ft. and built to support a green roof in the future. Siding will be wood and copper. The roof is slanted to the south and there is ample space in the lot to prevent problems with runoff. There was discussion of the driveway runoff with regard to avoiding problems on Oak Drive. All retaining walls will be less than five feet in height. All trees to be saved during excavation have been marked. The excavated sand is planned to be used on the lot. However, any sand not used will be given to the town. The lot area disturbed during construction is 32% and after construction is 17%. Mr. Demkovich was reminded that any changes to the landscaping narrative would require plans to be seen by the plan commission. A septic tank was previously installed on the lot and Mr. Demkovich has provided a permit from the Porter County Health Department.

Findings are as follows:	Required	Proposed
floor area ratio (46.116)	5600 sq.ft. allowed	2300 sq.ft
front yard (46.117)	25' (on Oak Drive)	57'
side yards (46.118)	25'	26'
		36'
total	50'	62'
rear yard (46.119)	35' (on Linden Lane)	112'
height (46.120)	30'	21.5'
stories	2..5	2.5
parking	4	2 in garage + more in driveway
utilities	buried	will be buried

It was moved by Robert Lauer, with second by Thomas Roberts, that the findings be approved. Favorable vote was unanimous. There was a two part motion made by Thomas Roberts, with second by Alex Stemer, that 1) an improvement location permit for 7 Oak Drive be granted upon receipt of the foundation, electrical, and plumbing plans and 2) that site preparation may be started. Favorable vote was unanimous.

Meeting adjourned at 7:45 pm.

Respectfully submitted,
Joan Rearick, secretary

