

DUNE ACRES PLAN COMMISSION
MINUTES August 12, 2019

The meeting was called to order at 7:00 pm. Present were Thomas Cornwell, Mary Boeke, Peter Bomberger, Robert Lauer, David Rearick, Thomas Roberts, and Alex Stemer. It was moved by David Rearick, with second by Thomas Roberts, that the minutes of the June 10, 2019 meeting be approved as presented. Favorable vote was unanimous.

Thomas Cornwell announced that Alex Demkovich has provided the foundation, electrical and plumbing construction plans as requested at the June meeting.

Mr. Lyons, owner of the property at 20 West Road, was present to offer and discuss his plans to build a connection between the existing garage and an existing shed. The expanded shed would be converted to additional garage space (24' by 24'6"). The driveway would be expanded to access the new garage. The 168,577 sq. ft. lot supports a bulk of 33,715 sq. ft. The proposed 399 sq. ft. addition at 12' height is lower than the existing structure and only minimally impacts the oversized required rear yard.

Drainage from the expanded structure and driveway will be retained on site. Proposed findings are:

	Required	Proposed
floor area ratio (46.116)	33,715 allowed	+399 (to 3564 estimated)
front yard (46.117)	50	not impacted
side yard (46.118)	52.31	not impacted
rear yard (46.119)	35	not impacted
height (46.120)	30	not impacted
stories	2.5	not impacted
parking	4	4 in garage and 2+ in driveway
utilities	buried	buried

It was moved by 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 Mary Boeke, that an improvement location permit for a connection between and existing garage and shed at 20 West Road be granted. Favorable vote was unanimous.

Mr. Tadik, 16 East Road, was not present to discuss his plans for an addition of two roofed porches to provide protection and to improve water runoff. A 60 sq.ft. porch is proposed for the front door on the north side of the house and a 200 sq.ft. porch is proposed extending between the rear kitchen door and the garage service door on the east side of the house. The additions will add approximately 261 sq.ft. of bulk. The lot is 43,560 sq.ft. and permits a bulk of 5140 sq.ft. The current house, garage and shed bulk totals less than 3560 sq.ft. The porches will not require excavation since they are being built substantially on existing grade. Their height is well below the existing roof. Drainage from the expanded roofs will remain on site. Proposed findings are as follows:

	Required	Proposed
floor area ratio (46.116)	5140 allowed	3821(estimated)
front yard (46.117)	50	not impacted
side yard (46.118)	25'6'	60'
rear yard (46.119)	35	not impacted
height (46.120)	30	not impacted
stories	2.5	not impacted

parking

4

2 in garage and 2+
in driveway

utilities

buried

buried

It was moved by Robert Lauer, with second by Alex Stemer that the findings be approved. Favorable vote was unanimous.

It was moved by Thomas Roberts, with second by Alex Stemer, that an improvement location permit for roofed porches at 16 East Road be granted. Favorable vote was unanimous.

From the floor, Mr. Fitzpatrick, the new owner of 2 Fern Lane, had questions about remodeling. He was informed that structural changes require an improvement location permit from the plan commission.

The meeting adjourned at 7:30 pm.

Respectfully submitted,
Joan Rearick, secretary