

DUNE ACRES PLAN COMMISSION
MINUTES May 18, 2020

The virtual meeting was called to order at 7:30 pm by Thomas Cornwell. Present were Mary Boeke, Peter Bomberger, Robert Lauer, David Rearick, and Thomas Roberts. Absent was Alex Stemer. Richard Hawksworth, as Town Board President, tuned in. It was moved by Thomas Roberts, with second by Mary Boeke, that the minutes of the September 9, 2019 minutes be approved as presented. Favorable vote was unanimous.

The Plan Commission organization for 2020 proceeded as follows:

It was moved by Robert Lauer, with second by Thomas Roberts, that Thomas Cornwell and David Rearick continue as president and vice-president respectively. It was moved by Thomas Roberts, with second by Robert Lauer, that nominations be closed. Favorable votes were unanimous. Thomas Cornwell's appointment by the Plan Commission to the BZA expired on December 31, 2019. It was moved by David Rearick, with second by Thomas Roberts, that Thomas Cornwell be reappointed to the BZA for another four year term expiring on December 31, 2023. Favorable vote was unanimous. It was noted that Robert Lauer also serves on the BZA by appointment of the Town executive for a term ending December 31, 2021.

The new business is the construction of a new residence at 1 Aspen Lane. Property owners Michael and Margaret Blecha were present, along with architect Brent Wagner and contractor Paul Shinn. The architect explained the placement and elevations of the structure. The contractor stated that the septic permit has been granted, but that the owners are working on changing to a Presby system. The Porter County Board of Health is aware of this and is willing to provide a new permit. The new system will require a change in the markings establishing the construction boundary. Thomas Roberts recommended that all extra sand go to the beach. He also commented that the new septic system would allow for extra drainage on the property. Robert Lauer wondered if the two bedroom home could have an added bedroom with no septic changes. Paul Shinn informed us that in Indiana all septic permits are for a minimum of three bedrooms. David Rearick wondered about the use of the two storage areas in the basement.

Proposed findings are as follows.

Floor area ratio (46.116) The lot is 46,046 sq.ft. 20% of the lot area is 9209.33 sq.ft. The proposed structure is 3010 sq.ft. Maximum disturbed 70% of lot area is 32,232 sq.ft.--proposed 11,012 sq.ft. Maximum disturbed after mitigation 35% of lot area is 16,116 sq.ft.—proposed 5,018 sq.ft.

Front yard (46.117) Minimum is 25 ft. and the proposed is 47.3 ft.

Side yard (46.118) Must be at least 15% of lot width and total at least 50 feet. Lot is 169 feet wide and requires each side yard to be at least 25.35 ft. Proposed side yards are 50 ft. and 132.7 ft.

Rear yard (46.119) Minimum is 35 ft. and the proposed is 132.7 ft.

(note: There are covenants in the subdivision that may require yards greater than Town ordinances. We received a letter from the developer indicating that all subdivision covenants are satisfied.)

Height (46.120) Maximum permitted is 30 ft. above finished grade. Proposed height is 24 ft. 10 7/8 in measured from lowest finished grade to highest roof element. No further calculation is necessary.

Stories: maximum permitted is 2.5. The proposed structure is at most 2. The lower level may qualify as a basement, but the calculation is not necessary.

Parking: 3 vehicles in garage and at least 4 additional in driveway. Utilities will be buried. Septic permit granted, with new system approval pending. Landscaping plans have been submitted by Planned Environment Assoc.

It was moved by Thomas Roberts, with second by Robert Lauer, that the proposed findings be accepted. Favorable vote was unanimous.

It was moved by Thomas Roberts, with second by Mary Boeke, that an improvement location permit be granted for new construction at 1 Aspen Lane. Favorable vote was unanimous. The plan commission instructed the contractor to submit new drawings when the new septic approval permit was granted.

The old business was formal approval of actions agreed upon and approved by a quorum with telephone and e-mail discussion during the time before virtual meetings were held. The activities are as follows:

27 Crest Drive—Mr. and Mrs Stock—construction of a seawall

Approval of action to permit Alan and Heather Stock to construct a steel piling seawall on the Dune Acres Town property on the Lake Michigan side of 27 Crest Drive. Due to the emergency situation and the availability of the excavation contractor to commence work before this meeting, prior approval was requested and received. The Town Board voted to allow Mr. Stock to proceed with the project on March 17, 2020. Great Lakes engineering prepared the construction plans. Thomas Cornwell sent the project description, plans, and additional information to Plan Commission members by e-mail on May 13, 2020. The project received prior approval. Mr. and Mrs Stock are solely responsible for obtaining any and all necessary permits or permission to build the wall from the relevant Federal, State, and local agencies including but not limited to the US Army Corps of Engineers, the National Park Service, the Indiana Department of Natural Resources, and the Town of Dune Acres Town Board. The Plan Commission prior action is hereby ratified.

30 Crest Drive—Dan Toboja—driveway construction

Mr. Toboja is applying for renewal of a location improvement permit for driveway construction. The permit was issued to John Kramer on March 11, 2019 and transferred to Mr. Toboja when he purchased the property. This will become a new permit issued to Mr. Toboja and will run for a year from the original issue date. In his application Mr. Toboja assumes and agrees to be bound by the terms of the original permit.

7 Oak Drive—Alex Demkovich

The assignment of the address 7 Oak Drive to Alex Demkovich. The lot was originally identified with a Linden Lane address. The lot fronts on both streets and the new home fronts on Oak Drive.

Telescope viewing deck

The Town applied to build a telescope viewing deck, Thomas Cornwell sent the project description and plans to all members of the Plan Commission by e-mail on January 20, 2020. The project received unanimous prior approval which is hereby ratified.

Beach Access Stairs

The Town applied to rebuild access stairs from Crest Drive to Ridge Drive and from Circle Drive to Beach Drive. Thomas Cornwell sent the project description and plans to Plan Commission

members by e-mail on March 26, 2020. The project received unanimous prior approval which is hereby ratified.

Thomas Cornwell presented items being discussed by property owners for future agenda items:
2 Oak Drive-shed 64 West Road-new home 19 Hill Drive-major renovation and addition
6 Circle-addition of 3 car garage with loft/office

Thomas Roberts reported on activity that did not require plan commission review: new owner at 3 Pine Lane is renovating the house new owner at 4 Crest is renovating the house
Meeting adjourned at 8:50 p.m.

Respectfully submitted,
Joan Rearick, secretary