

DUNE ACRES PLAN COMMISSION
MINUTES November 11, 2020

The virtual meeting was called to order at 7:00 pm. Present were Thomas Cornwell, Mary Boeke, Peter Bomberger, Robert Lauer, David Rearick, and Thomas Roberts. Absent was Alex Stemer. It was moved by Thomas Roberts, with second by Robert Lauer, that the minutes of the September 24, 2020 meeting be approved as presented.

Bruce Riffle, 1 Crest Drive, has proposed building a shed on the east side yard of his property. The shed will be an accessory building and can be located in the required side yard if the accessory building requirements are met. The lot is pie shaped and the side of the existing house is not parallel with the eastern lot line. A recent Krull boundary survey shows that the eastern wall of the existing house to be at an angle to the eastern lot line with the distance varying from 28.7 feet on the north side to 37.6 feet on the south side.

Mr. Call, the neighbor to the east, expressed his belief that the Krull survey does not accurately show the boundary with his property. The survey shows an existing fence between the two properties not to be on the lot line. Mr. Call agrees that the proposed shed is placed on the Riffle property and he does not object to its construction. The plan commission decided to proceed with the Riffle application and results are contingent upon Great Lakes Engineering reviewing and approving the Krull survey to resolve the lot line problem. (Later in November 2020 Great Lakes Engineering did conduct a review and supported the Krull survey. John Hannon of Great Lakes contacted both Mr. Riffle and Mr. Call and explained the results of his review.)

The findings are as follows:		Required	Proposed
floor area ratio (46.116)	(lot allows)	3276 sq. ft.	current 3000+116 sq. ft.
lot coverage ratio		.35 maximum	.32

The shed is unattached and qualifies as an accessory structure.

It is less than 12 feet high and more than 8 feet from the lot line and complies with the special provision dealing with accessory structures in required yards.

It was moved by Thomas Roberts, with second by Mary Boeke, that the findings be approved. Favorable vote was unanimous. It was moved by Thomas Roberts, with second by David Rearick, that a location improvement permit be granted for a shed at 1 Crest Drive upon validation of the Krull survey of the lot line. Favorable vote was unanimous.

The addition to the Hodes property at 8 Ridge Drive was presented by Fred Bamesberger, architect. A 380 sq.ft. screened porch will be built on an existing deck on the north side of the house. The drawing we received followed the setback line and was revised for floor support. Building commissioner Thomas Roberts asked for more details on the final drawings.

The findings are as follows:		Required	Proposed
floor area ratio (46.116)	(lot allows)	4258.2 sq. ft.	3302sq.ft.
side yard (46.118)	north	25 ft.	25 ft.
	total	50 ft.	50 ft.
lot coverage		.35	.22
height (46.120)	Proposed structure is lower than the existing structure and will not increase the structure's height		

It was moved by Robert Lauer, with second by David Rearick, that the findings be approved. Favorable vote was unanimous. It was moved by Mary Boeke, with second by David Rearick, that an improvement location permit for the addition of a screened porch at 8 Ridge Drive be granted. Favorable vote was unanimous.

William Spence, property owner at 15 Oak Drive, does not seek a permit but wants to verify that there is no objection to his project for protection from rising lake levels. He seeks to use tarps to protect water flow and spray over the seawall which is on town property adjacent to his. The only risk is to himself, and the time and expense required are minimal. Thomas Roberts questioned as to how the tarps would be fastened. A poll of the members present showed no objections. The plan commission was asked for an opinion to a project and found no negatives.

Meeting adjourned at 8:10 pm

Respectfully submitted,
Joan Rearick, secretary