

DUNE ACRES PLAN COMMISSION  
MINUTES July 12, 2021

The meeting was called to order at 7:00 p.m. Present were Thomas Cornwell, Mary Boeke, Robert Lauer, David Rearick and Alex Stemer. Absent were Peter Bomberger and Thomas Roberts. It was moved by Robert Lauer, with second by Alex Stemer, that the minutes of the November 11, 2020, be accepted as corrected. Favorable vote was unanimous.

The 2021 organizational process had Thomas Cornwell nominated for President and David Rearick for Vice-president by Robert Lauer with second by Mary Boeke. There were no other nominations. Favorable vote was unanimous. Publications for the meeting will be in the Northwest Indiana Times, since the Chesterton Tribune has closed. The regular meetings will continue to be held on the second Monday of the month at 7:00 p.m. when business requires.

Mr. James Martin, the property owner of 28 Circle Drive, presented plans for remodeling and a room addition. Other renovation work planned—redoing wiring and plumbing, replacing siding, roof, windows and exterior doors—does not require plan commission approval. The room addition will be on the main level to the east, and a current second floor dormer and bay window will be extended outward two feet. The site is 1.5 lots and is 120 feet wide. The rear yard and the bulk are the only ordinances impacted. Findings are as follows:

|   | Required                        | Proposed                  |
|---|---------------------------------|---------------------------|
| floor area ratio (46.116)                               | 25264.8 x .2=<br>5052.96 sq.ft. | 3222 existing<br>239 room |
| (information taken from Porter Co.<br>assessor records) |                                 | 18 dormer<br>3469 sq.ft.  |
| rear yard (46.119)                                      | 35 ft.                          | 68 ft.                    |

Utilities will be buried.

It was moved by Mary Boeke, with second by David Rearick, that the findings be approved. Favorable vote was unanimous. It was moved by David Rearick, with second by Mary Boeke, that a location improvement permit be granted for a room addition and dormer enlargement at 28 Circle Drive. Favorable vote was unanimous.

The enlargement of a bathroom at the residence of Mr. Paul Woidke at 1 Ridge Drive was presented by his contractor David Rearick. The 36 square foot addition will be on the west side of the house and does not extend as far to the west and north as the existing structure. This is evidenced on the plans and is stated to show that there is no impact on the existing side and rear yard setbacks. The proposed addition will not increase the height of the structure. The lot of 91 x 140 feet is nearing full development of the bulk allowed. Findings are as follows:

|   | Required                   | Proposed                                |
|---|----------------------------|---|
| floor area ratio (46.116)   | 12740 x .2=<br>2548 sq.ft. | 2284.39 existing<br>36 bath enlargement |
| (lot size from Porter Co. assessor<br>records, house size PC computation) |                            | 2320.39 sq.ft.                          |

Utilities are not buried.

It was moved by David Rearick, with second by Robert Lauer, that the findings be approved. It was moved by Alex Stemer, with second by Mary Boeke, that a location improvement permit be granted for a bathroom enlargement at 1 Ridge Drive. Favorable vote was unanimous.

Mary Boeke brought to attention that some remodeling at 19 Hill Drive has placed some mechanicals on the roof which is new to our area.

Meeting adjourned at 8:00 pm.

Respectfully submitted,  
Joan Rearick, secretary