

DUNE ACRES PLAN COMMISSION
MINUTES October 11, 2021

The meeting was called to order at 7:00 pm. Present were Thomas Cornwell, Mary Boeke, Robert Lauer, David Rearick, and Thomas Roberts. Absent was Alex Stemer. It was moved by Robert Lauer, with second by Mary Boeke, that the minutes of the July 12, 2021 meeting be approved as presented. Favorable vote was unanimous.

Mr. and Mrs. Warmus, property owners of 2 Redwood Lane, were present with their contractor Rick Negele for the presentation of plans for a new residence. Discussion centered on plans for construction: driveway and retaining wall height, foundation construction and sand removal.

The findings are as follows:	Required	Proposed
floor area ratio (46.116)	57709x.2= 11.542 allowed	3838+383= 4221 sq ft
required yards (46.117)	West Road 50'	51'
	Redwood 25'	31'
	Rear (east) 35'	130.8'
	Side (north) 42.75'	77.1'
	<i>(15% of mean width 285')</i>	
height(46.120)	30' Max	29'7 5/8" top of roof 650'7 5/8" avg finished grade 621'
stories	2.5 Max	2
off street parking	4 Min	3 in garage & 3+ in drive
utilities	underground	underground
septic	permit from Porter Co.	provided
maximum lot disturbance	construction 70%	30.4%
	after mitigation 35%	12.6%

It was moved by David Rearick, 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 a location improvement permit be granted for 2 Redwood Lane. Favorable vote was unanimous.

Thomas Cornwell discussed a dark skies resolution. Beverly Shores and Ogden Dunes have adopted one. There has been a request from the Town Board that the initiation come from the Plan Commission. It was moved by David Rearick, with second by Thomas Roberts, that the Plan Commission recommends the Town Board consider becoming a dark skies community. Favorable vote was unanimous. Thomas Roberts noted the new owners at 3 Summit Drive want to change the kitchen and bathroom and there will be no need for plan commission approval.

The meeting adjourned at 8:25 pm.

Respectfully submitted,
Joan Rearick, secretary