

DUNE ACRES PLAN COMMISSION
MINUTES March 14, 2022

The meeting was called to order at 7:00 pm by David Rearick. Present were Mary Boeke, Richard Hawksworth, Robert Lauer, and Alex Stemer. Virtually present were Thomas Cornwell and Thomas Roberts. It was moved by Alex Stemer, with second by Robert Lauer, that the minutes of the October 11, 2021 minutes be approved as presented. Favorable vote was unanimous.

This first meeting of the year began with the organization of the plan commission for 2022, the results of which are as follows: Thomas Cornwell was unanimously elected chairperson on the motion by David Rearick, with a second by Alex Stemer. David Rearick was unanimously elected vice-chair on the motion by Thomas Cornwell, with a second by Alex Stemer. That the regular date and time of the meeting will be the second Monday of the month at 7:00 p.m. and the Northwest Indiana Times will be used for publication was unanimously approved on a motion by Robert Lauer, with a second by Alex Stemer.

The new business to be discussed is the remodeling project at the LeDuc residence at 38 East Road. An improvement location permit that was granted in December 2016 was not pursued. The current project is a revision of the previously approved plan. The existing front entrance enclosure will be removed and replaced with a new enclosure with the dimensions of 78' x 14'5". The existing decking to the east of the entrance will be removed and be replaced and expanded to the north to form a deck of approximately 16' x 24'. Minimal excavation is required for sonotubes and any sand removed will remain on site. Findings are as follows:

	Required	Proposed
floor area ratio (46.116)	6649 sq' (allowed)	3781 sq'
front yard (46.117)	25 (50)	112'2"
rear yard (46.119)	35	130
side yards (46.118)	10	15'4"
		<u>43'3"</u>
_total	30.8	58.7
(Total for lot is 35% of width. Architect determines width to be 83', required total then is 29'.)		
height (46.120)	30	20.52
stories	2.5	2
septic		no change in bedrooms
utilities	buried	will be buried
parking	4	2 in garage and 2+ in drive

It was moved by Mary Boeke, with second by Alex Stemer, that the findings be approved. Favorable vote was unanimous. It was moved by Robert Lauer, with second by Alex Stemer, that an improvement location permit for 38 East Road be approved. Favorable vote was unanimous. The architect would like to start in 30 days. Thomas Roberts will coordinate with the architect regarding the town paving schedule.

Meeting adjourned at 7:15 pm.

Respectfully submitted,
Joan Rearick, secretary