

DUNE ACARES PLAN COMMISSION
MINUTES September 11, 2023

The meeting was called to order at 7:00 pm. Present were Thomas Cornwell, David Rearick, Mary Boeke, Richard Hawksworth, Robert Lauer, and Thomas Roberts. Absent was Alex Stemer. It was moved by Thomas Roberts, with second by Mary Boeke, that the minutes of the August 14, 2023 meeting be approved as presented. Favorable vote was unanimous.

The old business was remodeling of a retaining wall at 6 West Road. Property owner Brian Bates was present. He has selected a contractor and determined materials. There is adequate room for staging and the sand removal is satisfactory. There are no violations of set back requirements. The fill required due to placement is 35.5 cubic yards. The plan commission required a performance bond of \$7500.00 and further plans for excavation.

The new business was remodeling at 20 West Road. Zachary Lyons was present representing property owner Jeffrey Lyons. The submitted plans call for the replacement and enlargement of a screened porch and the construction of a new room to be used as an office. The replacement porch will become a 672 sq. ft. three season room. The excavation required will be for eight supporting piers—the floor will extend from the level of the existing structure and the roof will be lower than the roof of the existing structure. The new addition is 270 sq. ft. and will be constructed over a crawl space in an area that is flat and lower than the existing structure which will require limited excavation. The floor level will extend from the floor of the existing structure and the roof will be lower than the existing roof.

Findings are as follows:

	Required	Proposed
floor area ratio (46.116)	33,618 sq. ft. maximum	3826sq.ft.+942= 4768 sq. ft
front yard (46.117)	50'	175 ft.
side yard (46.118)	52'4"	60'

It was moved by Thomas Roberts, with second by Robert Lauer, that the findings be approved. Favorable vote was unanimous. It was moved by Mary Boeke, with second by Robert Lauer, that an improvement location permit be granted for a porch replacement and a room addition at 20 West Road. Favorable vote was unanimous.

Meeting adjourned at 8:05 pm.

Respectfully submitted,
Joan Rearick, secretary