

DUNE ACRES PLAN COMMISSION
MINUTES March 11, 2024

The meeting was called to order at 7:00 p.m. by Vice President David Rearick who presided over the meeting due to Thomas Cornwell's virtual attendance. Also present were Richard Hawksworth, Robert Lauer, Thomas Roberts, and Alex Stemer. Absent was Mary Boeke. It was moved by Alex Stemer, with second by Robert Lauer, that the minutes of the February 6, 2024 be approved as presented. Favorable vote was unanimous.

The business to be discussed is new construction at 18 West Road. Property owners John and Donna Snyder were present. Their stated plan has been an energy efficient concept house built to fit the lot. The builder is Larry Ponziano of Innovative Homes NW, Crown Point. The drainage plan to avoid problems on West Road is for the driveway to be sloped to one side and drain into a stone edge. Other discussion concerned construction staging and supervision of sub-contractors. At this point, Alex Stemer left the meeting.

Findings are as follows:

	Required	Proposed
Floor area ratio (46-116)	17,070 sq.ft. (allowed)	5,157 sq.ft.
Front yard (46-117)	50'	68'
Side yard	33.1	34'
		115.19'
Total Side yards	50'	149.19
Rear yard (46-119)	35'	187'
Height (46-120)	30' (max)	28'4.75"
Stories	2.5 (max)	2
Parking	4 (min)	2 in garage & 4+in driveway
Utilities	underground	underground
Dark skies	compliant	compliant
Maximum lot disturbance		
construction	70%	18%
after mitigation	35%	8.4%

A septic tank approval has been given by the Porter County Health Dept. There are no wetlands on the property.

It was moved by Thomas Roberts, with second by Robert Lauer that the findings be approved. Favorable vote was unanimous. It was moved by Robert Lauer, with a second by Thomas Roberts, that a location improvement permit be granted for new construction at 18 West Road. Favorable vote was unanimous.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Joan Rearick, secretary

