

DUNE ACRES PLAN COMMISSION
MINUTES August 19,2024

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 Mary Boeke, with second by Robert Lauer, that the minutes of the March 11, 2024 meeting be approved as presented. Favorable vote was unanimous.

Plans to replace the existing roof of 3 Linden Lane were presented. Mrs. Cutler, a property owner, was present and explained the plans. The new roof will be raised several feet to allow for improved drainage and the addition of clerestory windows. The plans also include the addition of an enclosed screened porch on the western side of the structure. The existing western deck will be rebuilt and modified to comply with side yard requirements. The existing eastern deck will be removed as part of the planned demolition. This removal will resolve an open item of non-compliance. Thomas Cornwell stated that it is necessary to bury utility lines. Mrs. Cutler agreed to comply. A location improvement permit is needed due to the increase of the structure's height and the addition of an enclosed screened porch. The findings are as follows:

	Required	Proposed
floor area ratio (46.116)	5692	4927
front yard (46.117)	25'	25'
side yard (14.118) 100' lot with each 15% of lot minimum	35'total	35' total 15' + 20'
rear yard (46.119)	35'	136'
height (46.120) meas. frm avg finished grade	30'	20'11"
stories	2.5	2
parking	4	2 garage + 2+ driveway
utilities	buried	will be buried
dark skies ext. lighting	compliant	plans needed
septic and lot disturbance requirements	not applicable	

It was moved by Thomas Roberts, with second by David Rearick, that the findings be approved. Favorable vote was unanimous. It was moved by Robert Lauer, with second by David Rearick, that an improvement location permit for 3 Linden Lane be granted. Favorable vote was unanimous.

Discussion followed concerning sloping lots, sand, and communication between contractors and engineers.

Meeting adjourned at 8:00 pm.

Respectfully submitted,
Joan Rearick, secretary