DUNE ACRES PLAN COMMISSION
MINUTES   March 11, 2019

The meeting was called to order at 7:00 p.m. Present were David Rearick, Mary Boeke, Thomas Roberts, and Alex Stemer. Absent were Thomas Cornwell, Peter Bomberger, and Robert Lauer. It was moved by Thomas Roberts, with second by Mary Boeke, that the minutes of the December 10, 2018 meeting be approved as presented. Favorable vote was unanimous.

The organization of the 2019 commission occurred as follows: It was moved by David Rearick, with second by Thomas Roberts, that Thomas Cornwell serve as president. Favorable vote was unanimous. It was moved by Thomas Roberts, with second by Alex Stemer, that David Rearick serve as vice president. Favorable vote was unanimous.   The commission chose to continue to use the Chesterton Tribune as the official publication and to hold meetings on the second Monday of the month at 7:00 p.m.

The agenda had two items of old business. The first was installation of a driveway at 30 Crest Drive. Property owner John Kramer was present with the revised plans from Great Lakes Engineering. These new plans provide detailed information and with supporting documents provide sufficient information to construct the proposed driveway and to comply with Dune Acres ordinance 46. The grading changes and contours are near property lines, drainage is provided by two trench drain and drywell systems, and retaining walls are shown. The building commissioner asks for the soil compaction study results. The findings are:
        Retaining walls are not higher than five feet; specific plans for their construction are included as is the specification that their construction by supervised by a qualified engineer or technician
        Great Lakes Engineering calculates that after construction and remediation 19% of the lot area will be damaged, which meets the requirement that no more than 35% be damaged
        Drainage is retained on the private property
        It is required that fencing be installed to clearly indicate the boundaries of the construction area and the area not to be disturbed. The fencing must be approved by either the Plan Commission or the building commissioner before the start of construction.
It is noted that the applicant, John Kramer, plans to sell the property and that he will not be involved with the construction of the proposed driveway. The buyer will need to contact the Plan Commission to assume the responsibilities under the location improvement permit and to have the permit transferred in order to proceed. At that time the buyer and his contractor will also need to obtain a building permit. It was moved by Mary Boeke, with second by Alex Stemer, that the findings be approved. Favorable vote was unanimous. It was moved by Thomas Roberts, with second by Alex Stemer, that an improvement location permit for construction of a driveway at 30 Crest Drive, be granted, contingent upon receipt of road section plans. Favorable vote was unanimous.

The second item was the repair and reconstruction of the roadway/driveway at the site of the new home at 21 Crest Drive. The area involves property owned by the town, the owner of 21 Crest and the owner of 23 Crest. The plans provided show the specific location and composition of the driveway previously approved with the home construction plans. The findings are as follows: A section from Crest Drive will be dug out, the composition of fill is 8" stone, 2' binder and 1 1/2" asphalt, there is a drainage and collection system, Dune Acres road standards are met, there is no change in the original configuration, all removed materials must be disposed of out of town, the driveway will be concrete, there will be coordination of work with the road commissioner, the building commissioner, and the residents of 19 Crest Drive. It was moved by Alex Stemer, with second by Mary Boeke, that the

findings be approved. Favorable vote was unanimous. It was moved by Thomas Roberts, with second by Alex Stemer, that the plans by accepted. Favorable vote was unanimous.

Meeting adjourned at 7:50 p.m.
 Respectfully submitted,
Joan Rearick, secretary