

DUNE ACRES PLAN COMMISSION  
MINUTES September 8, 2008

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Lou Mellen, John Norris, David Rearick, John Sullivan, and Jeffrey Swoger. It was moved by Jane Dickey, with second by Lou Mellen, that the minutes of the August 11, 2008 meeting be approved as presented. Favorable vote was unanimous.

Correspondence to Barbara Plampin from the Indiana Dunes National Lakeshore in reference to her environmental concerns in the proposed Harris subdivision off Summit Drive was copied to the plan commission. This led to a discussion of the excess town fill being deposited in that area. Mr. Harris will be invited to the next plan commission meeting to clarify his activities/plans and to see if a permit is required per town code 10-140.

The new owners of the property at 12 Ridge Drive sent a letter to inform us of their plans.

The old business concerned the demolition of an existing structure and new construction at 44 Circle Drive. Property owner Michael Mertz and his architect Fred Bamesberger were present. The revised plans met the side yard setback requirements of 10 and 18 feet and extended into the narrow portion of the lot. The entrance path to the pool house was moved to the east side of the lot and up the hill as far as the pitch allowed. The pool is the required 20' from the property line and will conform to the State of Indiana statutes. It will be protected by a 5' wall and a retractable cover. All retaining walls for the residence and the pool house will be granite boulders dry stacked on filter cloth. The sequence of construction and material management will be provided in narrative form after consultation with the chosen contractor. Findings are as follows:

|                                     |  |
|-------------------------------------|--|
| Floor area ratio (46-116)           | The residence will have 3277 sq. ft. and the pool house will have 488 sq. ft. The total 3765 sq. ft. is within the .2 ratio of the 18951 sq. ft. lot. The lower level of the residence is not a story.   |
| Front yard setback (46-117)<br>feet | residence: 52+ feet      pool house 174+<br><br>Both these figures exceed the 25 foot requirement  |
| Rear yard setback (46-118)          | residence: 162+ feet      pool house 37+ feet<br>Both these figures exceed the 35 foot requirement   |
| Side yard setback (46-119)          | The lot requires a total of 28 feet of side yard setback with a minimum of 10 feet on one side. The setbacks for the residence are 10+ feet on the west and 18+ on the east; for the pool house 17+ feet on the west and 30+ feet on the east. |

Height (46-120)

residence: 27+ feet pool house 11 feet  
Both structures are within the 30' limit.

The parking spaces at the residence, along with the one parking space at the beach level, meet the requirements. The Porter County Health Department has approved a new septic system. Utilities will be buried.

It was moved by Jeffrey Swoger, with second by John Sullivan, to approve the findings for the new construction at 44 Circle Drive. Favorable vote was unanimous. Further action on this application will be taken when the narrative for site management and construction is received. A demolition permit for the existing structure will be sought at that time.

The new business is the addition of a screened porch and interior remodeling at 46 Circle Drive. Property owners Lynn and Terry Truax were present. The interior remodeling is the primary renovation. The setbacks on the north and east sides of the house where the porch is to be added are the concern. The 276 square foot porch will be 30 feet long on the north side of the structure, 22 feet long on the east side, and is 6 feet wide. Findings are as follows:

Floor area ratio (46-116)

The large lot will accommodate a structure of more than 5000 sq. ft. The addition of the porch will provide a total size of less than 4000 sq. ft.

Front yard setback (46-117)

The addition has no impact on the front yard setback.

Side yard setback (46-118)

After the porch addition the side yard setbacks will be 24' and 34', which total exceeds the required 50 feet.

Rear yard setback (46-119)

The required 35' falls well within the lot boundary.

Height (46-120)

The current height of the structure will not change.

There are no changes to the parking or septic requirements. Any above ground utilities will be buried during construction.

It was moved by John Sullivan, with second by Jeffrey Swoger, that the findings be approved. It was moved by Jane Dickey, with second by David Rearick, that an improvement location permit for the addition of a screened porch at 46 Circle Drive be granted. Favorable vote was unanimous.

Meeting adjourned at 9:40 pm.

Respectfully submitted,  
Joan Rearick, secretary