

MEETING MINUTES

Ogden Dunes Plan Commission

Regular Meeting May 12, 2021 - 7:00PM – Zoom Meeting (due to COVID19)

Members of the Ogden Dunes Plan Commission

<input type="checkbox"/> Scott Stolarz Chair / Citizen Member (312) 446-8150	<input checked="" type="checkbox"/> Arman Sarkisian Secretary / Citizen Member (312) 590-2732	<input type="checkbox"/> Scott Kingan Town Council Member (219) 615-8057	<input type="checkbox"/> Unknown Citizen Member (219) 000-0000
<input checked="" type="checkbox"/> AJ Bytnar Vice Chair / Citizen Member (219) 741-5040	<input checked="" type="checkbox"/> Dave Snyder Town Council Member (219) 734-6423	<input checked="" type="checkbox"/> Ken Thompson Citizen Member (219) 000-0000	<input checked="" type="checkbox"/> Jeremy Ogden Building Commissioner

1. Call to Order

Call to Order at 7:10 p.m. by AS. Attendance noted above with an “X” for Present.

2. Minutes

A. April 14th, 2021 regular meeting

AJ Moves to waive formal reading of minutes and approve as presented. DS seconds. Motion fails as Ken Thompson must abstain. Minutes will be taken up at next meeting.

3. Correspondence

None.

4. Building Commissioner’s Report

A. Active Back Log

None Discussed.

B. Permits Issued

BC has issued a total of 61 building permits to date.

C. Nuisance Properties

See below regarding 13 Turret Road and 24 Shore Drive.

D. Miscellaneous

None discussed.

5. Ordinance Planning

None

6. Building Code Review Committee Report

None.

7. BZA Report

None.

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8. Old Business

- A. Shoreline Retaining Wall at 150 and 152 Shore Drive
The homeowners have reconfigured the design and structure per BC's comments last meeting. The project is now in engineering. Town council will allow homeowners to construct two feet onto town property. BC has spoken to Park Service who is going to give them access in and out to get the work done.
- B. Tom Tittle Zoning;
This project is on hold for the time being. Porter County denied the requested septic permit for time being.
- C. AT&T Small Cell location at 93 Diana Rd;
No updates at this time.
- D. 13 Turret Rd- Retaining wall letter. (stop work order)
BC has emailed Stop Work Order to the homeowner. BC has also texted them the Stop Work Order and sent a photo of the Order in the yard. Homeowner told BC they were going to speak to an engineer which they did who concurred the current structure is not in compliance. There has not been further contact since.
- E. 24 Shore Drive – Fence Issue;
No update at this time. BC and SS are going to get with property owners and agree to a plausible solution. DS suggests an action item. Jeremy Ogden is going to deal with both property owners to rectify the situation.
- F. 3rd Party A/E Reviewer and Volunteer Building Plan Reviewer Team
The Clerk/Treasurer needs to be consulted on the method and manor of payments to 3rd Party. Clerk/Treasurer will advise on whether a contract or engagement letter is necessary. SS has indicated that an engagement letter was sent but must be finalized. Town Council will circle back on names for Plan Review Team.

9. New Business

- A. Website code links and building permit process listed.
AJ Moves to approve the workflow of permit process and updated links on Town's website as per Scott Stolarz. KT Seconds. Motion Passes 4-0.
- B. 5 Chestnut Ct. Cherry Residence – Setbacks / Permit status
Scott Stolarz and Jeremy Ogden reviewed these plans. There is a section of the structure that would be within the set back of the property link. A variance from development standards will be necessary.
AJ Moves to concur with Scott Stolarz position that owner needs a variance and should apply to BZA for consideration. DS Seconds. Motion Passes 4-0.
- C. Ogden Dunes Zoning- Susan Rhodes
Susan Rhodes has submitted a Petition/Complaint against Town Council and seeks an Order from PC that prohibits the operation of commercial activity outside of commercial zoning districts. Last year Susan Rhodes requested that Town Council rezone the

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appropriate areas of town property to allow the commercial activity and that was not done. The commercial activity is expected to continue and that is the basis of the Petition/Complaint.

KT Moves to table the Petition/Complaint filed by Susan Rhodes until the next meeting. AJ Seconds. Roll Call Vote: (AJ – Yes; Dave Snyder- Abstain; Kenneth – Yes; Arman – Yes).

Motion fails to carry due to lack of quorum. Complaint is tabled until next PC Meeting.

10. Public Comments

In Attendance at some point: Susan Rhodes, Karl Krizmanic, Erika Stolarz, Jim Slawinski

11. Member Comments

Welcome Kenneth Thompson. No further comments.

12. Adjourn

AJ Moves to Adjourn. DS seconds. Meeting adjourned at 7:53 p.m.



Chair: Scott Stolarz



Secretary: Arman Sarkisian