

# MEETING MINUTES

## Ogden Dunes Plan Commission

Regular Meeting March 10, 2021 - 7:00PM – Zoom Meeting (due to COVID19)

### Members of the Ogden Dunes Plan Commission

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<input checked="" type="checkbox"/> Scott Stolarz Chair / Citizen Member (312) 446-8150	<input checked="" type="checkbox"/> Arman Sarkisian Secretary / Citizen Member (312) 590-2732	<input checked="" type="checkbox"/> Scott Kingan Town Council Member (219) 615-8057	<input type="checkbox"/> <b>Unknown</b> Citizen Member (219) 764-4676
<input checked="" type="checkbox"/> AJ Bytnar Vice Chair / Citizen Member (219) 741-5040	<input checked="" type="checkbox"/> Douglas Cannon Town Council Member (219) 763-2786	<input checked="" type="checkbox"/> Dave Snyder Citizen Member (219) 734-6423	<input checked="" type="checkbox"/> Jeremy Ogden Building Commissioner

### 1. Call to Order

Call to Order at 7:02 p.m. by SS. Attendance noted above with an “X” for present.

### 2. Minutes

A. February 10th, 2021 regular meeting.

DS Moves to waive formal reading of minutes and approve February Regular Meeting Minutes. AB Seconds. Motion Carries 6-0

### 3. Correspondence

None.

### 4. Building Commissioner’s Report

- A. Active Back Log
- B. Permits Issued
- C. Nuisance Properties
- D. Miscellaneous

Things are moving smoothly. Permits are being issued. Does not seem to be any nuisance properties at this time.

Jeremy Ogden requests that the Beach Committee be involved in property owners’ questions or inquiries about the project, permits, etc.

### 5. Ordinance Planning

None.

### 6. Building Code Review Committee Report

None.

### 7. BZA Report

None.

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## 8. Old Business

### A. 22 Skyline Retaining Wall Status

Bob Schwartz has permit now for 22 Skyline. Discussions may be needed for retaining walls and whether the north side of the property can be graded to go back to a natural slope?

97 Shore Drive

Discussed building height last meeting. Height should not be an issue. Property Owner believes the property has a variance already for a five (5) foot setback on the side yard(s). SS is going to look into the property history to check into the set back.

### B. NICTD Double Track Project

No updates.

### C. Tom Tittle Zoning

Potential soil problem for septic system. Property Owner will have to get approval at the County level will have to come first before PC can do or review anything.

## 9. New Business

### A. 23 Aspen Road (last email February 22)

SS had been communicating with Property Owner. Waiting on response to SS's email on 2/22/21. It's a new construction that will require some review by PC.

### B. Shoreline Retaining Wall at 150 and 152 Shore Drive

Property Owners have preliminary plans to construct a retaining wall to protect their properties. There are a few concerns:

- a) The walls would be on town property.
- b) What are the loads imposed with having retaining wall built on top of sheet piling.
- c) How to cover the wall depending on water levels and restoring the natural dune.
- d) What is the precedent set for other property owners along the beachfront?
- e) Wall height and slope of grade?

PC would probably recommend some type of agreement on esthetics as well as an indemnification given the work is on town property. Next level of review would be the wing wall plans, specifically how it ties in and how it affects neighboring property owner. Given the complexity of the situation, consideration was given for a special meeting with all the parties involved directly or indirectly. The other consideration is opting to send the drawings and plans out for a legal review and engineering review pursuant to Ordinance 847 which requires property owner(s) to cover the charges associated therewith.

### C. AT&T Small Cell location at 93 Diana Rd

PC would prefer to have an agreement on what the pole looks like, the type of unit/antenna that will be on the pole, how tall it will be, and how any wiring/power will be fed to the pole. Is a location down closer to Indiana Water a possibility or is this proposed location the only option? PC would like to see a final design plan/drawing before approving. SS will reach out and inquire further.

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- D. 13 Turret Rd- Retaining wall letter  
SS and Jeremy Ogden are going to work with the property owner to see what should be done about the wall. This will begin by sending a letter to property owner.
- E. A/E Building Plan Reviewer(s) Needed  
Discussion was held about an Architectural Review Committee to help out the PC and reduce the turnaround time on plan review. One thought is to have a review committee for smaller scale jobs and possibly refer out for larger scale homes. We have a mechanism for the property owner to send plans out for a review that becomes the property owner's expense (up to \$1,500.00). DC Moves to review and propose a five (5) person Architectural Review Board comprised of local architects and/or engineers to handle smaller scale projects and to seek out an outside Architect and/or Engineer to handle larger scale / complex projects. AB Seconds. Motion carries 6-0.

## 10. Public Comments

None.

## 11. Member Comments

Town needs to consider reviewing fee structure. Furthermore, Town needs to clarify the permitting process in the sense of who picks up the permits, when permits are issued compared to when a contractor is selected, and the fee structure. PC to consider reviewing the entire Ogden Dunes Process for Construction Permit.

## 12. Adjourn

AB Moves to adjourn at 8:59 p.m. SS Seconds.



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Chair: Scott Stolarz



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Secretary: Arman Sarkisian