

MEETING MINUTES

Ogden Dunes Plan Commission

Regular Meeting June 09, 2021 - 7:00PM – Zoom Meeting (due to COVID19)

Members of the Ogden Dunes Plan Commission

<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"/> 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 7:09 p.m. by SS. Attendance noted above with an “X” for Present.

2. Minutes

A. April 14th, 2021 and May 12, 2021 regular meeting.

AB Moves to waive formal reading of minutes and approve as presented. SK seconds. Motion passes 5-0 as Ken Thompson abstains.

KT Moves to waive formal reading of minutes and approve as presented. AB Seconds. Motion passes 5-0 as Scott Stolarz abstains.

3. Correspondence

None.

4. Building Commissioner’s Report

A. Active Back Log

None Discussed.

B. Permits Issued

BC has issued a total of 63 building permits to date now. Another 11 or 12 turned in also. Things are moving. 97 Shore Drive is new construction and that is moving forward.

C. Nuisance Properties

None other than those identified below.

D. Miscellaneous

BCR Committee to review and update fee schedule for various permits received by Town.

5. Ordinance Planning

A. Proposed Amendment to 152.035 (B) “Permitted uses”

Received proposed language this afternoon requesting Plan Commission to review. This would amend section 152.035 (B) to add “Temporary or Itinerant food vendors licensed by the town.” To this section of the zoning code. Given the type of proposed amendment,

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Plan Commission is going to add it to the official agenda next month to discuss a comprehensive plan on how to move forward.

SS moves to table this topic to the next regularly scheduled meeting. KT seconds.

Motion passes 6-0.

B. Traffic Pattern around Town Hall

Received proposal this afternoon to change the traffic pattern around Town Hall.

SS moves to table this topic to the next regularly scheduled meeting. AB seconds.

Motion passes 6-0.

6. Building Code Review Committee Report

None.

7. BZA Report

None.

8. Old Business

A. Shoreline Retaining Wall at 150 and 152 Shore Drive

Edgewater is engineering firm. Drawings are expected to be turned in soon. Next step is turn into Jeremy Ogden and contractor selection.

B. Tom Tittle Zoning;

BZA is expecting an application.

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)

Stop Work Order remains on project. Ken Elwood, counsel for homeowners, spoke to Jeremy Ogden about what options, if any, can be done without having to take the wall down. Jeremy Ogden is going to request the homeowner to secure a plat of survey for the property and project.

E. 24 Shore Drive – Fence Issue;

No update at this time.

F. 3rd Party A/E Reviewer and Volunteer Building Plan Reviewer Team

No update at this time. Will discuss with Town Council.

G. 5 Chestnut Ct. Cherry Residence – Setbacks / Permit status

BZA Application pending for June meeting.

9. New Business

A. Ogden Dunes Zoning- Susan Rhodes

Susan Rhodes has submitted a Petition/Complaint against Town Council that was on the May 2021 Agenda. Due to a lack of quorum it had to be passed to this month. Susan is seeking an Order from the Plan Commission to prevent commercial activity from being

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operated on town property that is not zoned accordingly or in the alternative that the zoning code be amended to allow for commercial activity.

AB Moves to refer Susan Rhodes' Complaint to the town attorney. In the event a conflict of interest exists for town attorney, the town shall appoint Plan Commission another attorney to review and evaluation the Complaint. AS Seconds. Motion passes 4-0.

B. Plan Commission Meetings

As of July 1, 2021, virtual meetings may no longer be appropriate. Town Council must make that determination. Plan Commission will follow Council's lead for the time being.

C. Preconstruction Meeting

SS put together a form template example to help out with the preconstruction process.

10. Public Comments

In Attendance: Susan Rhodes. See above.

11. Member Comments

No further comments.

12. Adjourn

AB Moves to Adjourn. KT seconds. Meeting adjourned at 8:46 p.m.



Chair: Scott Stolarz



Secretary: Arman Sarkisian