

MEETING MINUTES

Ogden Dunes Plan Commission

Regular Meeting February 10, 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) 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 7:03pm by SS. Attendance noted above with an “X” for present.

2. Minutes

A. November 19th, 2020 regular meeting.

AS moves to approve without changes. DC seconds. Motion carries 6-0.

3. Correspondence

None.

4. Building Commissioner’s Report

A. Active Project Back Log

22 Skyline (See below).

39 Shore Drive - Jeremy Ogden was contacted by contractor regarding demolition permit. Jeremy is going to be meeting with the homeowner and contractor to discuss next steps as right now there are no plans beyond demolition.

40 Sunset - Owner has applied for Permit. Updating bathroom fixtures and other items.

7 Diana Court - Work started without permit. A permit was ultimately issued. This property may be looking for inspections soon.

57 Ogden Road - Owner looking to install a pool and is currently information gathering.

27 Sunset - Seems to be a total remodel job. More to come.

15 Turret Road - Retaining wall issue. No permit application was made. Height of the wall is already an issued. Correspondence will go out to Owner as notice of what to expect as Spring comes.

24 Shore Drive - Fence Variance is needed. No permit was issued. Owner also asked if he could infill a part of the wall that is on town property as he wanted to contract directly with the contractor who did the town work.

93 Diana Court / Diana Road - Town was contacted regarding a small cell tower by Diana court and Diana road. More to come.

MEETING MINUTES

97 Shore Drive - (See below).

23 Aspen - This is a new home construction project. Architectural drawings were done but never finalized with the town. Nothing has happened for some time. A1 Builders has reached out to Jeremy Ogden to see about moving forward again this year.

- B. Permits Issued (update postponed until next meeting)
- C. Nuisance Properties - None discussed.
- D. Miscellaneous - None.

5. Ordinance Planning

None.

6. Building Code Review Committee Report

None.

7. BZA Report

None.

8. Old Business

- A. 22 Skyline retaining wall status
SS has been communicating with Owner and project is in final step of permitting. JO should be able to do a final review of documents and issue permits soon. Plan Commission requests permit clarifies removal of, non-permitted materials that were used to temporary secure existing retaining walls.
- B. Water drainage inventory was completed by Mike Faulk. He created an inventory of all water drainage systems in the town. Inventory was shared with previous town counsel.
- C. 22 Hillcrest Rd (update on new construction process)
Preconstruction meeting was held with mostly positive feedback. There will need to be some minor revisions but this will be a practice for future projects.

9. New Business

- A. New Building Commissioner- Jeremy Ogden
Plan Commission welcomed Jeremy Ogden as new building commissioner.
- B. 97 Shore Drive - height
This is a new home construction project. There was a concern for whether a variance would be required for the height of the home. The dimension from the roof high point to the adjacent grade it was 30 feet or less. No action would need to be taken as this does not exceed the height of Ogden Dunes code.
- C. RDA & NIRPC updates
Discussion was held about the town including acreage into the first phase of planning and consider expanding at a later date.

MEETING MINUTES

- D. Tom Tittle Property Zoning (off Stagecoach Rd)
Owner looking to subdivide his property and construct a single-family resident. DC would reach out to Tom
- E. Election of Officers: Chairman, Vice-Chairman, Secretary
AJ Motions to nominate Scott Stolarz as Chairperson. DC Seconds. Motion carries 5-0.
DC motions to nominate AJ Bytnar as Vice Chairperson. AS seconds. Motion carries 5-0.
AB motions to nominate Arman Sarkisian as Secretary. DC seconds. Motion carries 5-0.
- F. Committee Appointments: Building Code Review Committee and BZA
SS motions to nominate Arman Sarkisian for Building Code Review Committee. DC seconds. Motion carries 5-0.
SS motions to nominate AJ Bytnar for BZA. DC seconds. Motion carries 5-0.
- G. Yearly Goals: Propose ideas and what to pursue.
Plan Commission considering adding FAQ section on town website to provide residents additional information on the various processes a resident may come across.

10. Public Comments

None.

11. Member Comments

DS was excited to join the Plan Commission. Asked if pending litigation with town was ongoing. SS believed the issues have been resolved with Mr. Costanza and Mr. Frain at a BZA meeting last year. The goal of the community should be to improve properties. DS has a desire to make the process of improving the properties more transparent.

12. Adjourn

AJ Motions to adjourn. DC Seconds. Motion carries 6-0.



Chair: Scott Stolarz



Secretary: Arman Sarkisian