

**Minutes of the
Ogden Dunes Plan Commission Meeting**
Regular Meeting
Town Meeting Room
September 21, 2017 - 7:00PM

Members of the Ogden Dunes Plan Commission

Mike Falk, *Chairman* 764.4676 ♦ Scott Stolarz, *Vice-Chairman*, (630) 779-5123
♦ Herb Craig, *Secretary*, 762.4665 ♦ Nate Ball, 762-1319 ♦ Scott Lehmann, 763-4688
♦ Roger Rhodes, 764.2680 ♦ Jill Woodburn, 763-2246
Building Commissioner – Roger Rhodes, 764.2680

Members Present

Mike Falk ♦ Nate Ball ♦ Roger Rhodes ♦ Jill Woodburn

- 1) Call to Order
- 2) Public Hearing for the Ogden Dunes Comprehensive Plan – POSTPONED until further notice
- 3) Public Hearing to Separate the Zoning, and Subdivision Control Ordinances from the Building Code Ordinance
 - a) The Public Hearing was opened, the issues were explained by Town Attorney Julie Paulson.
 - b) There were no public comments
 - c) JW motioned to Separate the ordinances
 - d) RR seconded
 - e) Motion passed 4-0
- 4) Minutes of the August 2017 meeting were read. JW motioned to accept the Minutes RR seconded, motion passed 4-0
- 5) Correspondence
 - a) Insurance Services Office - Building Code Effectiveness Grading Schedule
- 6) Building Commissioner's Report
 - a) Permits Issued
 - b) Nuisance Properties
 - i) 70 Ogden
 - (1) Multiple rentals are occupying the residence violating Town Ordinance
 - (2) Code Compliance has spoken with residents about code
 - (3) Homeowner has been notified of non-compliance
 - (4) Plan Commission instituted a \$50 per day fine
 - ii) 39 Diana
 - (1) At the June 15, 2017 Plan commission meeting the PC determined the homeowner incurred fines totaling ten thousand Dollars (\$ 10,000.00) for building code violations

(2) moved to assess a fine in the amount of Attorneys fee plus five thousand Dollars (\$ 5,000.00).

(3) In Early September 2017, the homeowner started installing stairs in the previous place of violation, including encroaching upon the neighboring property.

(4) The Town Council has the option to determine the appropriate fine for the above project.

c) Miscellaneous

7) Ordinance Planning

a) PC recommends sending proposed lighting ordinance to General Code Committee

8) Building Code Review Committee Report None

9) BZA Report None

10) Old Business

a) Lighting Ordinance

i) Returned to dark skies committee

ii) PC recommends sending to General Code Committee

b) 25 Hillcrest

i) Homeowner came current by paying assessed fines

ii) Homeowner has committed to structural assessment and cleanup

iii) Homeowner will have plan submitted to Plan Commission by October 31, 2017

iv) Town Attorney to follow-up with Homeowner concerning plan submittal

c) Ogden Dunes Comprehensive Plan

i) Under review by Town Attorney

d) Sign Ordinance

i) After review and acceptance RR made a motion to set a public hearing for the Sign Ordinance at the next Regular PC meeting October 19, 2017. NB seconded. Motion carried 4-0

11) New Business

a) Contract Disciplinary Action(s)

i) 67 Diana – Retaining Wall

(1) Contractor - Duneland Landscape, LLC

(2) The Contractor did not call for the two required inspections

(3) The Contractor did not build the wall to conform to Town Ordinance, State Code, and Manufacturer's guidelines.

- (4) The Contractor did not build the wall to conform to Engineering Drawings paid for by the homeowner.
 - (5) The plan commission asked the Town Attorney to send a letter to the contractor that the Plan Commission instituted a \$50 per day fine against the Contractor until the project is brought into code conformance.
- ii) 2 Valerie – Retaining Wall
- (1) Contractor – Tie Masters
 - (2) The Contractor did not call for the two required inspections
 - (3) The Contractor did not build the wall to conform to Town Ordinance, State Code, and Manufacturer’s guidelines.
 - (4) The plan commission asked the Town Attorney to send a letter to the contractor that the Plan Commission instituted a \$50 per day fine against the Contractor until the project is brought into code conformance.
- 12)Public Comments None
- 13)Member Comments None
- 14)Adjourn Motion to Adjourn by JW seconded by NB carried 4-0. Chairman Mike Falk adjourned meeting 8.05 PM

Mike Falk Chairman

Herb Craig, Secretary