

MEETING MINUTES

A. Ogden Dunes Plan Commission

Regular Meeting September 29, 2020 - 7:00PM – Community Room at Fire Station

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"/> Nate Ball Town Council Member (219) 762-1319	<input checked="" type="checkbox"/> Mike Falk Citizen Member (219) 764-4676
<input checked="" type="checkbox"/> AJ Bytnar Vice Chair / Citizen Member (219) 741-5040	<input type="checkbox"/> Douglas Cannon Town Council Member (219) 763-2786	<input checked="" type="checkbox"/> Roger Rhodes Citizen Member (219) 764-2680	<input checked="" type="checkbox"/> Patrick Smith Building Commissioner (219) 929-7746

1. Call to Order

Call to Order at 7:03 by **SS**. Attendance noted above with an “X” for present.

2. Minutes

A. August 20, 2020 regular meeting

RR moves to approve without any changes or corrections. **AB** seconds. Motion carries 6-0.

3. Correspondence

None.

4. Building Commissioner’s Report

A. Specific Properties

25 Hillcrest – Demolition is complete. The site inspection will take place before equipment is finally removed.

24 Shore Drive – Letter was sent to owner regarding a recently constructed fence not meeting code and option(s) to resolve the issue.

20 Shore Drive – Home flooded; Contractor began work without a town license; Work being performed may have been beyond the scope of water rehabilitation; **SS** is going to reach out to the contractor to suggest that contractor attend plan commission meeting and explain the scope of work and circumstances.

B. Miscellaneous

No permits issued. No other nuisance properties.

5. Building Code Review Committee Report

None.

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6. BZA Report

Mr. Frain and Mr. Constanza came before BZA earlier in September. Both entered into agreements with the Town by and through Town Attorney. Agreements were entered into the record.

7. Old Business

- A. 25 Hillcrest Rd – See above.
- B. 24 Shore Drive – See above.
- C. Mr. Tom Frain License Status – See above.
- D. 22 Skyline (Owner (Schwartz) and Engineer (Charles Ray) both present) –

Mr. Charles Ray presented PC with a product called GeoWeb. It's an earth retention product that can be used to create retaining walls. Mr. Schwartz is seeking approval to place the order for the GeoWeb product. PC does not see why this product could not be used but is not in a position to approve or deny the Geoweb product without seeing a full and complete comprehensive plan for the project. The conversation in the meeting focused on the retaining wall around the foundation on the north side of the property. The property has multiple retaining walls and the request of the comprehensive plan is to show the entire scope of work for all issues the property is facing. Mr. Schwartz is awaiting a survey which will allow for more detailed drawings and planning. The comprehensive plan discussed above would include and not limited to the following:

- a) Drawing: A current survey, topo 10 beyond property, per town code.
- b) Drawings: showing plans, demo, existing, new work, and adjacent property lines.
- c) Drawings: showing elevations, details, sections, and materials clearly labeled.
- d) Design Calculations: Retaining wall calculations.
- e) Product literature or installation instructions. (not required but can be helpful explaining the design).

All drawings and calculations to be sealed and signed by an engineer registered in the state of Indiana.

- E. Water Table / Drainage – **ME** began investigating the matter. He is creating an inventory of drainage areas to evaluate and assess.

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8. New Business

A. 9 Cottonwood (Owner (Mueller) present) –

Ms. Mueller is seeking a recommendation from PC to the Town Council in order to create a gravel driveway access to the back of the property. Ms. Mueller presented her plans. **AB** motions to send a favorable recommendation to Town Council. **MF** seconds. Motion carries 6-0. Ms. Mueller will attempt to be heard at next Town Council meeting. PC advised Mueller she will need to apply for a driveway permit if approved by the town council.

9. Public Comments

None

10. Member Comments

None

11. Adjourn

AB Motions to adjourn. **NB** Seconds. Motion carries 6-0



Chair: Scott Stolarz



Secretary: Arman Sarkisian