

MEETING MINUTES

Ogden Dunes Plan Commission

Regular Meeting April 14, 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 type="checkbox"/> AJ Bytnar Vice Chair / Citizen Member (219) 741-5040	<input checked="" type="checkbox"/> Dave Snyder Town Council Member (219) 734-6423	<input type="checkbox"/> Unknown Citizen Member (219) 000-0000	<input checked="" type="checkbox"/> Jeremy Ogden Building Commissioner

1. Call to Order

Call to Order at 7:06 p.m. by SS. Attendance noted above with an “X” for Present.

2. Minutes

A. March 10th, 2021 regular meeting

DS Moves to waive formal reading of minutes and approve March Regular Meeting Minutes. AS Seconds. Motion Carries 4-0.

3. Correspondence

None.

4. Building Commissioner’s Report

A. Active Back Log

None discussed.

B. Permits Issued

None discussed.

C. Nuisance Properties

None discussed.

D. Miscellaneous

- Scott Cherry has been reaching regarding new home build at 57 Chestnut. JO needs a plan review.
- 141 Shore Drive (Linda Armstrong) has plans for a second story addition. JO needs a plan review. Doesn’t appear to be problem for a second story however JO requests a correspondence from a structural engineer to ensure the ground can support the additional weight. JO indicates that he already has signed and stamped drawings. This correspondence would be in addition to the drawings.

MEETING MINUTES

DS moves that the Plan Commission approve an architectural review for both 141 Shore Drive and 57 Chestnut. The Motion is to forward the recommendation to town council for approval and for fees to be paid up to \$1,500 allotment. Any remaining funds to be refunded at the finalization of the project. SK seconds. Motion carries 4-0.

Outside of the above properties, JO has approximately 30 permits issued. There are a few more on his desk but some were asked to hold off and others need to be submitted through the contractor and not homeowners.

5. Ordinance Planning

None

6. Building Code Review Committee Report

No meeting was held.

7. BZA Report

Meeting was held. No issues or applications presented. Officers appointed.

8. Old Business

A. Shoreline Retaining Wall at 150 and 152 Shore Drive

From Town Council's perspective the two primary issues are (1) the integrity of the proposed project if the water levels return or even go higher and then (2) the design aesthetic fitting into the overall plan / revetment work.

Nick Stefani (Edgewater Resources) is present. He was invited by Michele Bonneau (Homeowner at 150 Shore Drive) to address any questions regarding the proposed shore project. The proposed project with Edgewater Resources is a joint proposal with 152 Shore Drive. He spoke to issue (1) above. Edgewater Resources does not believe that the water level is going to return to that level. The highest lake Michigan has been was back in 1986 and the water level has not returned there since. Even if it does come back to the recent levels, the weight of the leveling pad and size of the unit will create a solid foundation behind the steel sheet wall. In an attempt to mitigate sand erosion geo fabric will be used in between any natural sand and added stone or other material.

Michele Bonneau is present as well. She addressed the aesthetic issue (2). She indicated that the material selection was the best of the material available to them at this time. She believes that it is better than the revetment that is there. This should be more aesthetically pleasing in the end as she can back fill with sand.

SS asked what the options would be if adjoining properties wished to do the same type of structure. Mr. Stefani explained that the two walls could be flush to one another / back to back wing walls.

DS asked whether there are any collateral issues that may occur if the neighboring properties do not choose to incorporate an adjoining wall. Mr. Stefani indicated that the wall is atop the land side of the wall so it should not have any effect on adjoining properties.

MEETING MINUTES

PC as a whole feels that this proposed project has been appropriately reviewed, questions answered, and issues identified. PC as a whole does not see a problem with a project such as this moving forward. Before any approval can be provided, the town attorney needs to ensure that we can allow a property owner to construct on town property. In addition, the project needs to go to the Beach Committee to review and address the issues that the PC has identified with the property owner(s).

JO made an alternative suggestion of a different wall structure closer to Ms. Bonneau's property line that would support her property while at the same time allowing the beach side to do what it is going to do absent any further revetment work or remediation. JO is going to speak to Mr. Stefani at Edgewater Resources about this type of alternative or some other alternative along these lines.

- B. NICTD Double Track Project
Ongoing project. Nothing to discuss at this time.
- C. Tom Tittle Zoning
Porter County may allow a mound septic system. Other than that JO is still waiting to hear more.
- D. AT&T Small Cell location at 93 Diana Rd
If the tower is 5G, there may be state wide flexibility that AT&T has. PC recognizes this and while we do not wish to block them, we hopefully can reach some agreement to minimize the aesthetic impacts the tower may have. DS has looked for alternative locations that can be discussed.
- E. 13 Turret Rd- Retaining wall letter. (updated address)
Letter is going out to the property owner regarding retaining wall.
- F. 24 Shore Drive – Fence Issue
PC is going to speak to the adjoining property owner about what may be acceptable to her and then speak to property owner about variance process and next steps.
- G. A/E Building Plan Reviewer
See 4(D) above.

9. New Business

None.

10. Public Comments

See 8(A) above.

11. Member Comments

None.

MEETING MINUTES

12. Adjourn

SS Moves to adjourn at 9:16 p.m. AS Seconds.



Chair: Scott Stolarz



Secretary: Arman Sarkisian