

## Ogden Dunes Plan Commission

Regular Meeting June 18, 2020 - 7:00PM

### Members of the Ogden Dunes Plan Commission

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<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 checked="" 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 7:15 by SS. All in attendance for Roll Call.  
Public attendance includes two residents: Judith Stiles and Tim Hunn.

### 2. Minutes

A. Minutes of the May 21, 2020 - Regular Meeting (web conference call)  
Minutes were read. MF suggested that identities of who makes and seconds motions should be included. Ordinance 859 was incorrectly labeled as 259. Correction made. MF moves to approve with any corrections as noted. NB seconds. Motion carries 7-0.

### 3. Correspondence

None.

### 4. Building Commissioner's Report

A. Permits Issued

No discussion

B. Nuisance Properties

None other than 25 Hillcrest. See below.

C. Miscellaneous

i) 52 Aspen (Joseph Residence).

The property owners are working through the process of submitting code compliant construction documents for a building permit to construct a new house. The current set of documents had been submitted and a 3<sup>rd</sup> party review was conducted and comments provided back to the owner. The contractor hired to building the home has been reluctant to update the construction documents. The property owners have reached out to the town and plan commission for help. The plan commission has offered to help the property owners through the process.

# MEETING MINUTES

## ii) Beach Erosion - Restore the Shore.

The first base layer of revetment is in at 2, 4, and 6. The notch is filled at 28 and the armor stone is going in. Receiving good participation from the quarries and supply does not seem to be an issue at the moment. We continue to be working within our permit. Waiting on Park Service to respond about East side.

## iii) Ground Up Remodeling

The town attorney advised PS to sign the contractor's license for Ground Up Remodeling. PS and MF thought the decision to renew Ground Up's contractor license ignored issues cited by the past and current building commissioners. The application remains under review but ultimately the building commissioner needs to respond 30 days from the application submittal.

## 5. Ordinance Planning

See below.

## 6. Building Code Review Committee Report

The BCRC conducted their regularly scheduled meeting this month. They have been discussing fee schedules for items such as permits, inspections, fines, penalties, etc. This coincides with discussions that the Plan Commission has talked about with updating the building permit application. Some parts of the permit process can become complicated, especially on larger projects. SS proposed having a pre-construction meeting as part of the process. The meeting would cover items such as basic expectations, scope, permits, start time, stop time, construction inspections and other scheduling matters.

## 7. BZA Report

None.

## 8. Old Business

### A. 25 Hillcrest Rd

The job was advertised by the town attorney twice in the newspaper. No bids were received. PS reached out to local contractors in the area and three bids were submitted to the plan commission. The town council would need to review and approve one of the bids. MF motioned to recommend the low bid and the town council provide the Building Commissioner as much as 30% leeway on overages on the low bid. DC seconds the motion. Motion carries 7-0.

### B. Examples of other Indiana town's building permit process.

Topic passed to future meeting.

# MEETING MINUTES

## 9. New Business

### A. Proposed Ordinance 859, *152.099 Contractor Registration*

Proposed Ordinance 859 was sent to the town attorney so that the wording could be reviewed. The way it was worded could indicate that a contractor needed 10 licenses compared to 2 from surrounding areas. Plan Commission believes that 859 should not be finalized without first going through Plan Commission for review and public commentary.

The spirit of the code is to ensure that we are not teaching or educating contractors. The idea of supporting contractors who already are licensed in surrounding communities provides a degree of reciprocity. The topic of testing was discussed which would identify contractors who are capable of the work. Such testing can be arranged through independent testing facilities who will document, and report results back to the town for determination.

MF moves that Ordinance 859 should go back to BCRC who may then work with the Building Commissioner and Plan Commission. NB Seconds. Motion carries 7-0.

### B. Water Table Issue – Deer Trail Area / Long Lake

Homeowners are indicating that they are getting water in basements and water in the streets. PS tested the water from a few sources to ensure its not American Water. Tests show its ground water. Ogden Dunes is its own drainage entity and discussions need to be had to determine what policies to put in place to increase drainage and lower water table. The City of Gary cleared some ditches that seemed to help. Porter County is not obligated to provide any assistance nor is the park system. We cannot call Porter county and ask for help. We are our own municipal form of government which is why porter does not assist. We may have to budget for this project.

## 10. Public Comments

Judith Stiles and Tim Hunn of 29 Diana Road were in attendance with regard to the water table issue. They appreciated the knowledge sharing on the topic and to learn about some of the causes as well as options to help combat the water issues.

## 11. Member Comments

None.

## 12. Adjourn

AJ motions to adjourn. MF Seconds. Motions carries 7-0.



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Chair: Scott Stolarz



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Secretary: Arman Sarkisian