

Ogden Dunes Plan Commission – Public Hearing

Public Hearing Meeting, Wednesday, November 12, 2025 - 7:00PM Town Hall

Members of the Ogden Dunes Plan Commission

<input type="checkbox"/> Ken Thompson Chair / Citizen Member Gen Code Review (574) 514-6318	<input type="checkbox"/> Arman Sarkisian Secretary / Citizen Member BZA, Building Code Review (312) 590-2732	<input type="checkbox"/> Scott Kingan Town Council Member Town Council President (219) 615-8057	<input type="checkbox"/> Jeremy Ogden Town Member Town Marshall Building Commissioner (219) 314-8921
<input type="checkbox"/> Scott Stolarz Vice Chair / Citizen Member (219) 741-5040	<input type="checkbox"/> Dave Snyder Town Council Member (219) 734-6423	<input type="checkbox"/> Tom Cleland Citizen member (219) 712-1756	

1. Call to Order

2. Minutes - Approval of the Oct. 15, 2025, Regular Meeting

3. Explaining the procedural aspects of the public hearing,

- a. ensure the required public notice of the meeting and notice posted 10 days before the meeting.
- b. Inform the public present the allowed time for each person's public comment
- c. We have 5 proposals, for each proposal the following steps will occur...
 1. Begin the public meeting by reading the first proposal
 2. Open the public comment
 3. Close the public comment
 4. Open the discussion between members of the PC
 5. Roll call vote to recommend or rescind recommendation to the Council.
 6. Continue the same procedure for all of the 5 proposed ordinance amendments. At the end of the meeting there will be the following options for comments.

4. Additional Public comments

5. Member Comments

6. Adjourn

7. Attach: List of the five proposals to be considered at this public hearing (included below) and public notice listed.

The monthly agenda is prepared by the Plan Commission Chairman prior to each scheduled meeting. Please contact the Chairman with your requests for a place on the agenda by the Monday before the meeting. Public comments are welcome at the appropriate time as listed on the agenda but will be limited to a maximum of 2 minutes. Public comments are not to be a surrogate of a posted agenda item for discussion.

Proposal 1

ORDINANCE NO. ____

AN ORDINANCE OF THE OGDEN DUNES TOWN COUNCIL AMENDING PORTIONS OF THE TEXT OF THE SUBDIVISION CONTROL AND ZONING CODE OF OGDEN DUNES, INDIANA AS CONCERN MAXIMUM BUILDING HEIGHT

WHEREAS, the Town of Ogden Dunes has adopted a Subdivision Control and Zoning Code as part of the Ogden Dunes Town Code; and

WHEREAS, the Plan Commission of the Town of Ogden Dunes has studied the matter and recommended certain changes to the text portion of the Subdivision Control and Zoning Code concerning the maximum height of a building; and

WHEREAS, the Plan Commission has held a public hearing regarding the amendments contained in this Ordinance; and

WHEREAS, the Plan Commission has certified its proposal to the Ogden Dunes Town Council; and

WHEREAS, the Ogden Dunes Town Council concurs in the recommendation of its Plan Commission.

NOW THEREFORE, be it and it is hereby ordained by the Ogden Dunes Town Council as follows:

SECTION 1. That the definition of **BUILDING HEIGHT** contained in Section 151.002 of the Ogden Dunes Town Code is hereby amended and shall hereafter read as follows:

BUILDING HEIGHT: The distance of a vertical line from the top Datum Point of the structure to the Finished Grade measured at the perimeter of the structure.

SECTION 2. That a new definition of **DATUM POINT** shall be added to Section 151.002 of the Ogden Dunes Town Code, which shall read as follows:

DATUM POINT: A reference point or plane established by an architect or engineer on the construction drawings.

SECTION 3. That a new definition for **FINISHED GRADE** shall be added to Section 151.002 of the Ogden Dunes Town Code which shall read as follows:

FINISHED GRADE: The topography of the lot after cut and fill modifications are made to the lot.

SECTION 4. That the definition of **PLAT** in Section 151.002 of the Ogden Dunes Town Code shall be amended and hereafter read as follows:

PLAT: A map of land subdivision prepared in a form suitable for filing for recording with the Porter County Recorder and in accordance with such requirements as defined by Town Ordinance.

SECTION 5. That Section 151.032(C) of the Ogden Dunes Town Code shall be repealed and replaced in its entirety by the following:

Maximum building height. Not more than 60% of the perimeter of any building or structure in an R District shall exceed thirty feet (30') in height or three (3) stories, whichever is less, except as provided herein. Refer to the definition of BUILDING HEIGHT.

1. The height of the principal residential structure on a lot may be calculated in such a manner that not more than forty percent (40%) of the building or structure perimeter exceeds thirty feet (30') in height. In no instance shall the maximum height of any principal structure exceed 45 feet in height.

2. In the event that any portion of the building or structure exceeds thirty feet (30') in height, the Building Commissioner may require the construction or inclusion of fire protection methods and/or fire safety systems (such as, but not limited to, traversable walkways, accessible ladders, fires suppression systems).

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and adoption as provided by law.
ALL OF WHICH IS PASSED AND ADOPTED this ____, day of ____, 2025.

OGDEN DUNES TOWN COUNCIL

ATTEST:

Amy Parry, Clerk Treasurer

PROPOSAL 2: SHEDS – MAXIMUM SIZE

Proposed language:

No shed may exceed 144 sq. ft. (12' x 12').

Explanation:

Amends Section 151.045(A)(1)(a), which currently restricts storage sheds to a maximum of 120 sq. ft. Only one shed is permitted. Only the size of the shed is proposed to be amended.

PROPOSAL 3: SHEDS - LOCATION

Proposed language:

No shed may be located closer than five feet (5') to a rear lot line or closer than fifteen feet (15') from a side yard line, nor closer than ten feet (10') from any portion of the principal building, and no shed shall project further than the front setback line of the principal building.

Explanation:

Amends Section 151.045(A)(1), which requires a minimum setback of 15' for accessory structures, including sheds.

PROPOSAL 4: GARAGES

Proposed language:

Not more than one garage of not more than three (3) car capacity (24' x 36', or 864 square feet) and of not more than one story or total height of fifteen feet (15') shall be permitted on any lot in the R District.

Explanation:

Amends 151.045(A)(1)(a), which limits the number and size (both by reference to capacity and size) of garages to a single garage of not more than two-car capacity (24 x 24 ft.).

PROPOSAL 5: FENCES – MAXIMUM HEIGHT AND SETBACK

Proposed language:

No fence, sign, structure or privacy wall shall be erected in any front, rear or side yard setback area, except as follows:

(a) Subject to subsection (b), other structures, such as fences and retaining walls exceeding two feet (2') in height maybe placed on the property line with the concurrence, in writing, of both adjoining property owners, provided that both adjoining property owners have agreed upon the location of the property line and the design of the fence. Absent agreement of adjoining property owners, fences and/or privacy walls must be set back not less than three feet (3') from any property line. The Ogden Dunes Building Department will provide a form of hold harmless and maintenance agreement which must be signed by the adjoining property owners prior to the issuance of a building permit.

(b) Fences and/or privacy walls shall not exceed seventy-two inches (72") in height and may be permitted only in the rear or side yard setback areas; provided, a fence and/or privacy wall may be placed on the property line as long as both adjoining owner(s) concur and that such adjoining property owner(s) agree, in writing, such minimum agreements, including that the location of the property line has been identified and both owners agree that such property line is accurate.

Explanation:

Amends current Section 151.045(A)(1)a), which limits the height of a fence to two feet and requires a three-foot (3') setback. Amends current Section 151.045(A)(6)(a), which limits decorative fences; amends Section 151.045(A)(6)(b), which limits the height of fences which are placed within the setbacks with written permission of the adjoining owner; and amends Section 151.045(A)(6)(c), by deleting reference to fences which are erected in a manner which restricts vision of persons using public ways. This particular requirement is eliminated because no fence is permitted in the front setback.

AFFIDAVIT OF PUBLICATION

Northwest Indiana Times
601 W. 45th Ave.
(219) 933-3333

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Northwest Indiana Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Munster, for the County of Lake, in the state of Indiana, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Oct 23, 2025

Notice ID: uHOCBmiH0QMs2MFxLCz8

Publisher ID: COL-IN-103245

Notice Name: Ogden Dunes Plan Comm

Publication Fee: \$36.60

Anjana Bhadoriya

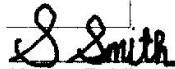
Agent



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 10/23/2025


Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BEFORE THE OGDEN DUNES ADVISORY PLAN COMMISSION

Notice is hereby given that the Ogden Dunes Advisory Plan Commission will hold a public hearing on the 12th day of November, 2025, at 7:00 p.m., or as soon thereafter as the agenda for the Plan Commission may permit, to consider five (5) proposals to amend the Zoning and Subdivision Control Ordinance. The public hearing will take place at the Ogden Dunes Community Center, 111 Hillcrest, Ogden Dunes, Indiana.

The proposals are as follows:

(1) To make changes to the definition of Building Height and Finished Grade and to make amendments to development standards applicable to building height

(2) To make changes concerning the size of sheds

(3) To make changes concerning the setbacks associated with sheds

(4) To make changes concerning the size of garages

(5) To make changes concerning the height and setbacks related to fences

The purpose of this public hearing is for the Plan Commission to make its recommendation to the Ogden Dunes Town Council concerning such changes to the Town Code.

Copies of the proposals are on file for examination at the Office of the Ogden Dunes Clerk-Treasurer, 115 Hillcrest, Ogden Dunes, Indiana, before the hearing. Written objections to the proposal that are filed with the Ogden Dunes Advisory Plan Commission before the hearing will be considered. All comments concerning the proposal will be heard. The hearing may be continued from time to time as may be found necessary. The hearing will begin at 7:00 p.m., or as soon thereafter as the agenda for the Ogden Dunes Advisory Plan Commission will permit.

OGDEN DUNES ADVISORY
PLAN COMMISSION

10/23 - COL-IN-103245

HSPAXLP