

**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
NOVEMBER 10, 2018**

The meeting was called to order at 8:30 a.m. at the Administration Building.

Roll call:

Present: David Wagner
 Mark Lies
 John Mackin, Pro-Tem Building Commissioner
 David Phelps
 Christine Pritchett
 Council Liaison, Brian O'Neil


1. Minutes – The approval of the minutes of the October 13, 2018 Meeting and October 24, 2018 Special Meeting were deferred until the next meeting.
2. Building Commissioner Report Projects: The Building Commissioner was not present to make the reports.
3. New Permit Applications:
 - a. Driveway apron, 515 E. Myrtle – The repave of the driveway apron was approved by the Building Commissioner.
 - b. House, 108 W. Fairwater, Architectural – This is a Duneland Group project. Angelica Illanes appeared on behalf of the Duneland Group to report on status. Fred Bamesberger from Bamesberger Architecture appeared to address the Committee regarding the structural drawings, as well as soil conditions and the foundation of the proposed structure. A letter was presented from a Purdue University representative regarding soil conditions. The letter was not a geotechnical survey which has not been completed. The Committee indicated that a geotechnical report from a qualified engineer will need to be provided. The geotechnical engineer will be responsible to coordinate his survey with the Duneland Group, architect and contractor. There has been no soil monitoring conducted. There was a discussion of when construction might commence when or if a permit is approved. It was discussed that the owner may want to wait until Spring to commence construction. The drawings were reviewed and the house meets the Bulk regulations for the structure. Committee member Pritchett indicated that she had questions concerning the project that had not been answered. There were discussions that there were various easements on the property. Committee member and Pro-Tem Building Commissioner Mackin indicated that the Duneland Group must respond regarding certain questions he raised, including the location of any wells on the property in proximity to the

septic system and that a letter will be required from Duneland Group confirming that there is no well within 75 feet of the septic system. It was reported that no permit has yet been obtained for the septic system from the county. There was a discussion of the swimming pool location in proximity to the steep slope, the amount of the steep slope that would be disturbed by the pool (approximately 40 percent), the construction of the pool, and the restoration of the dune. The Committee indicated that a plan and a drawing would have to be submitted showing the restoration of the dune near the pool area.

There was a discussion regarding the Steep Slope Protection Ordinance. The Committee requested a calculated value (%) of the overall disruption to the site due to impervious coverage, disrupted grading and change of contour that shall occur.

The Committee also discussed that a confirmation would be required for the amount of rainwater runoff from the driveway and the capacity of the drain with an amount of rainfall over 24 hours for the maximum reported rainfall over the last 100 years. There was discussion that a drawing will be required showing the location of the swimming pool in relationship to the slope, removal of the dune, restoration of the dune and the location and capacity of the dry well behind the swimming pool. Duneland Group indicated that it would follow up on the Committee's various requests regarding the geotechnical engineer, architect and general contractor and schedule a further appearance before the Committee.

Meeting adjourned at 10:10 a.m.

 1-12-15

**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
OCTOBER 13, 2018**

The meeting was called to order at 8:30 a.m. at the Administration Building.

Roll call:

Present: David Wagner
Mark Lies
John Mackin
David Phelps
Christine Pritchett
Charlie Ray, Building Commissioner
Michael Ganz, Pro-Tem Building Commissioner
Council Liason, Brian O'Neil

1. Minutes – The minutes of the September, 2018 meeting were reviewed. Verification of 4 Pleasant approval and issuance of permit date(s) are to be confirmed and corrections made as required.
2. Administrative – Motion made to appoint David Wagner as Chair, John Mackin as Co-Chair and Mark Lies as Secretary. Motion passed.
3. Building Commissioner Report Projects:

1 West Marne – Property owner did not get a permit before starting construction of a swimming pool. The property owner has now applied for a permit. A fine will be assessed.

4 Pleasant – Building Commissioner has determined that the septic system is within 75 feet of the well of adjoining property owner and that silt fences were not constructed prior to site work. Motion by David Phelps, second by Mark Lies, to issue stop work order until the property owner submits drawings showing septic system relocated more than 75 feet from adjoining property owner well with approval from Porter County Department of Health and Beverly Shores and installation of silt fences. Motion passed unanimously.

436 Charing/Bellevue (Veselica) Property – Property owner applying for permit for driveway/bridge/retaining wall. Pro-Tem Building Commissioner Michael Ganz presented report to Committee on property owner's compliance with applicable Bulk Regulations and other requirements for permit. Committee members asked questions about requirement for geotechnical report for the steep slope, corrections to drawings, location of septic system. Further consideration of the application for the permit was tabled until the next Committee meeting to permit property owner and Charlie Ray to

provide further information requested by Committee, including revisions to site plan drawings.

108 W. Fairwater – The Committee members assembled at the property at 8:00 a.m. to conduct a site inspection of the property with Charlie Ray, Building Commissioner. Charlie Ray recused himself due to conflicts of interest. John Mackin will serve as Temporary Commissioner for this project. Motion made by David Phelps, seconded by Mark Lies, to consider approval of site plan. Discussion occurred regarding location of septic system in proximity to wells and steep slope location. Motion made by Mark Lies, seconded by John Mackin, for approval of the site plan subject to submission of revised site plan of revised driveways, containing the requested information regarding the steep slope and location of the septic system in relationship to wells. Chairman called the question. Committee members Lies, Mackin and Wagner voted in favor, Committee members Phelps and Pritchett voted against. Motion passed.

11 West Marne – Property owner appeared to request permit to modify screened porch. Discussion regarding whether proposed construction will extend into an easement. Property owner informed that Beverly Shores has no authority to permit property owner to construct a structure in an easement. Motion made by Lies, second by Mackin, to approve permit for the modification of the porch if property owner submits site survey and complies with Bulk Regulations, written confirmation from a structural engineer with calculations for structural loads and other documentation that may be required by the Committee. Motion approved unanimously.

There was discussion that Charlie Ray should recuse himself as Building Commissioner and a Temporary Commissioner be assigned for the 4 Pleasant Project. Duneland Group had prepared the Topographic Survey and Boundary Drawing which sets the steep slope criteria for this site which is included in the Permitted Set of Documents. Dave Wagner proposed that Charlie Ray should remain as the Commissioner. The Committee asked Brian O'Neil, the Council Liaison, to bring the issue to the Town Council.

Meeting adjourned at 11:30 a.m.

DJSW
1-12-18

**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
OCTOBER 24, 2018**

The Committee held a Special Meeting to consider issuance of a permit for the property at 436 Charing for construction of a driveway/bridge/retaining wall.

The meeting was called to order at 7:00 p.m. at the Administration Building.

Roll call:

Present: David Wagner
Mark Lies
John Mackin
David Phelps
Christine Pritchett
Council Liaison, Brian O'Neil
Building Commissioner Pro Tem Michael Ganz

436 Charing/Bellevue (Veselica) Property

This is an application for the project that had previously been rejected due to impacts to wetlands and construction within wetland setbacks. The property owner appeared before the Committee at the Special Meeting to request guidance on the next steps toward issuance of a permit for construction of a driveway/bridge/retaining wall.

The property owner appeared in person, together with Charlie Ray from the Duneland Group. Michael Ganz was present as the Pro Tem Building Commissioner for this project. Mr. Ganz proceeded to address the Committee regarding the property owner's compliance with the applicable Bulk Regulations and other requirements relating to the property. During the presentation of the actions taken by the property owner to comply with the Bulk Regulations and other requirements, Committee members asked certain questions regarding whether the property owner's actions met such requirements. During the discussion regarding the property owner's actions, the Committee requested that the property owner agree to certain additional actions, including grading of the property at the end of the driveway, movement of the silt fence to the building construction line, proper resolutions for the drywell, certification that the septic system will not be located within 75 feet of a well, submission of a geotechnical report for site of driveway and bridge. The property owner agreed to complete these additional actions.

Upon completion of the presentation by the property owner and the Pro Tem Building Commissioner, a motion was made by Mark Lies, seconded by John Mackin, to approve the permit. A discussion was conducted as to whether a permit can be issued for a driveway/bridge/retaining wall, subject to the property owner submitting the additional information requested by the Committee. Committee members questioned whether a driveway is a structure within the meaning of the regulations and could not be approved without a complete

site plan showing the structure to be constructed on the site. Concern was raised about issuing a permit for a driveway/bridge/retaining wall without a site plan containing the structure to be constructed.

Members of the public in attendance commented on the issuance of such a permit for a driveway if the structure is never constructed on the property, as well as the impact on the steep slope and wetland.

Discussion continued as to whether it was possible for the property owner to request issuance of approval of the site plan, as submitted, subject to submission of the additional information requested by the Committee, rather than a permit for construction of the driveway/bridge/retaining wall.

The property owner represented that if the Committee approved the site plan, that no construction would occur at the property until application for a building permit has been submitted and approved. After further discussion, Mark Lies moved to withdraw the motion to approve a permit for a driveway/bridge/retaining wall and moved to approve the site plan, subject to the property owner's representation that no construction would occur until an application for a building permit has been submitted and approved. The motion was seconded by John Mackin. After further discussion, the Chairman called the question as to whether to approve the motion. Chairman Wagner, Committee Members Lies and Mackin voted in favor, Committee Members Phelps, Pritchett voted against. Motion approved.

The Special Meeting adjourned at 8:30 p.m.

Beverly Shores Building and Site Committee
Meeting Minutes
May 12, 2018

The meeting was called to order at 8:30am at the Administration Building

Roll Call: Present..... Hans Lagoni, David Wagner, John Mackin
David Phelps, Christine Pritchett
Council Rep....Brian O'Neal

1. The Minutes of the March 10, 2018 meeting were reviewed and approved as submitted.

2. 121 E Lake Front Request for Time Extension VanderHey
Block 5 Lots 9,10, 11 & 44

Mr. VanderHey requested a second time extension to his project and has paid the required fee of \$300. This will be the last extension allowed..

David Wagner moved to approve and David Phelps seconded the request for a time extension to the building permit to August 15, 2018. The Committee voted unanimously to approve the request.

3. 1 West Dunes Highway Request for Time Extension SWC Group
Block 137 Lots 4,5,6,7

Mr and Mrs Huston requested a three month extension in securing the building permit, which was approved on March 10, 2018, due to problems in securing a septic system permit from the state.

David Phelps moved to approve the time extension and David Wagner seconded. The Committee voted unanimously to approve the time extension with the understanding that the open items, identified in the March meeting minutes, will be complied with before the permit is issued.

4. 2 West Dunes Highway Remodeling Permit Huston
Block 105 Lot 1

Mr. Steve Huston presented a sketch showing his proposed remodeling of the existing liquor store.

Since there is some electrical work scheduled, a remodeling permit is required.

There followed a discussion about signage. A separate permit will be required for any signage added; however, the existing sign on the face of the building can be painted over without a permit.

**5. 49 Oval Preliminary Site Application O'Conner
Block 86 Lots 1 & 2**

Mr Ed O'Conner, property owner, presented his revised site plan which relocated the septic field and the house.

The Committee expressed their concern over the amount of land being disturbed and did not understand the reason for the long retaining wall. The house construction currently falls within the steep slope area, as highlighted by the civil engineer, so the Steep Slope Ordinance will have to be fully complied with.

The Committee requested that the site plan be revised and resubmitted.

6. 120 Montana Site Visit Ganz

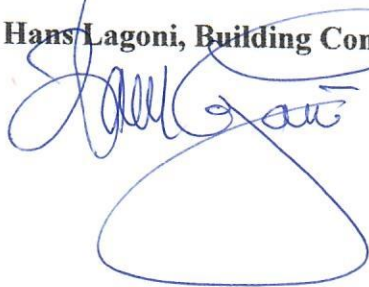
The Building Commissioner reported that while conducting a site visit prior to the meeting, he observed two violations. Tree debris has been pushed over the south property line and onto the adjacent property. The installation of the wood piers for the front and rear decks were not installed in accordance with the approved drawings. Both items were brought to the contractors attention.

7. Projects in Construction Phase

12 W Atwater	Garage	75%
105 Januth	Shed	NS
2 W Lake Front	Ret Walls/Pool	90%
5 E Lake Front	Deck Add	50%
121 E Lake Front	Rem/Add	90%
121 S McAllaster	Addition	20%
120 Montana	New Const.	85%
112 Neptune	Rem	65%
11 E Ripplewater	Screen Porch	NS
103 W Ripplewater	Int Rem	50%
6 E Stillwater	Garage	60%
22 E Stillwater	Rem / Deck	95%
3 W Stillywater	Addition/Rem	75%
111 W Stillwater	Int Rem.	70%

8. John Makin made a motion to adjourn at 10.30am and
Christine Pritchett seconded.....motion carried.

Hans Lagoni, Building Commissioner



Beverly Shores Building and Site Committee
Meeting Minutes
March 10, 2018

The meeting was called to order at 8:30am at the Community Building

Roll Call: Present..... Hans Lagoni, David Wagner, John Mackin
David Phelps, Christine Pritchett
Council Rep....Brian O'Neal

1. The Minutes of the February 17, 2018 meeting were reviewed and approved as submitted. .

2. **121 E Lake Front Request for Variance...VanderHey**
Block 5 Lots 9,10, 11 & 44

Mr VanderHey wants to replace his screened porch at this time and add it onto his existing building permit B16-011.. However, the drawings do not contain an architect's stamp and he is asking for a waiver of this requirement.

Section 155.057 states that the Building Committee may waive this for projects of limited scope. David Phillips and Christine Pritchett expressed concern that since the project contains a new bathroom that it does not meet the 'limited scope' definition.

John Makin moved to approve and David Philips seconded. the request for a waiver. The Committee voted three to two to approve the request.

3. **1 West Dunes Highway Site & Building Application.....SWC Group**
Block 137 Lots 4,5,6,7

Mr and Mrs Huston presented their revised drawings for the construction of a restaurant/wine bar at the southwest corner of Route 12 and Broadway. .

The Committee identified a number of concerns on the site plan at the last meeting which the applicant and General Contractor agreed to change. Upon review of the revised drawings, there were still a number of items unresolved which the applicants agreed to take care of. Of major concern is the location of an existing power pole remaining within the parking spaces. It was noted that no parking spaces can be lost due to Ordinance requirements so this has to be resolved when the parking lot is laid out. The applicant stated that a light fixture will be mounted on the pole for general lighting. Cuts of the fixture are to be submitted for approval.

David Philips moved to approve the site plan application and John Makin seconded. The Committee voted unanimously to approve

The architectural, mechanical and electrical drawings were then reviewed. The roof top A/C units have been relocated from the roof to ground level but the range hood exhaust is still shown on the roof. The Ordinance requires screening of any mechanical units on the roof so this detail will need to be resolved.

John Makin moved to approve the building permit application and David Wagner seconded. The Committee voted unanimously to approve.

The Building Commissioner requested that the three separate sets of drawings submitted be consolidated into one set and then submit three copies of them for final approval.

4. 4 Pleasant Building and Site Permit Application....Lapkus

Block 87 Lot 1

The architect presented revised drawings for a three story, three bedroom house with a footprint of 24' by 34'. The site consists of one lot of 17,300 square feet which is grandfathered back to the 1984 requirement of a minimum building parcel size of 15,000 square feet.

The site contains steep slope dunes and the structure falls within ten feet of them. The Committee reviewed the submitted geotechnical report prepared by Advanced Engineering Services, dated February 15, 2018. The projects General Contractor stated that he has read the reports design recommendations and will follow them fully. He made reference to a number of similar projects he has constructed in the past. When asked about sand stockpiling, he replied that all sand will be hauled off site and brought back when needed.

Christine expressed concern about the roof drainage being 'dumped' off the rear of the structure and down the dune. David Phillips was concerned about the four foot high retaining wall being placed along the front property line as part of the septic field.

David Wagner moved to approve the site application and John Makin seconded. The vote was three to two in favor.

The architectural drawings were then reviewed and found to be in general compliance with the Ordinance. Of concern to the Committee, however, were the stairs up to the roof area. They suggested a ladder, within a closet, be used for access up to the flat roof. The architect stated that regular maintenance is needed for the two roof drains as well as the AC unit located there, and the owner feels more comfortable using the stairs instead of a ladder. The Building Commissioner stated that, under no conditions, shall the roof be used as an open deck. The drawings will be so noted and the Occupancy Permit will so state.

John Makin moved that the building permit application be approved and David Wagner seconded. The vote was 5-0 in favor.

5. 105 W Lake Front Preliminary Site Permit Application

Block 134 Lots

The potential buyer of the property, and the project's architect presented drawings for a proposed 2600 square foot, 3 bedroom home on a 26,000 square foot building parcel. The building parcel, consisting of four lots, fronts on both Lake Front and Fairwater

The site contains steep slope dunes and the applicant was informed of the additional steep slope ordinance requirements that would have to be fully complied with.

Access up to the building site, during the construction phase, was discussed. A temporary concrete drive was proposed, coming off of Lake Front Drive, which would then have to be removed following construction and the land restored. Construction staging off of Lake Front Drive will present problems during the summer months.

The Committee agreed that the building parcel meets the basic bulk regulations and that, assuming the final drawings fully comply with the Zoning Ordinance, a building permit could be issued. No vote was taken on this preliminary submittal

6. Projects in Construction Phase

12 W Atwater	Garage	10%
105 Januth	Shed	NS
2 W Lake Front	Ret Walls/Pool	85%
5 E Lake Front	Deck Add	NS
121 E Lake Front	Rem/Add	85%
311 E Lake Front	Open deck	95%
821 E Lake Front	Int Rem	98%
121 S McAllaster	Addition	NS
120 Montana	New Const.	60%
112 Neptune	Rem	NS
113 Oxford	Shed	50%
6 S Palmer	Raised Deck	85%
11 E Ripplewater	Screen Porch	NS
103 W Ripplewater	Int Rem	NS
6 E Stillwater	Garage	NS
22 E Stillwater	Rem / Deck	95%
3 W Stillwater	Addition/Rem	75%
111 W Stillwater	Int Rem.	70%

7. Christine Pritchett made a motion to adjourn at 11:15am and David Phillips seconded.....motion carried.

Hans Lagoni, Building Commissioner



Beverly Shores Building and Site Committee
Meeting Minutes
February 17, 2018

The meeting was called to order at 8:30am at the Community Building

Roll Call: Present..... Hans Lagoni, David Wagner
David Phelps, Christine Pritchett
Absent.....John Mackin
Council Rep....Donna Norkus

- 1. The Minutes of the November 11, 2017 meeting were approved. .**
- 2. 121 E Lake Front Building Construction Time Extension...VanderHey**

David Phelps moved to approve and David Wagner seconded. the requested three month extension to the construction phase. The new completion date is now May 15 2018..

The Committee voted unanimously to approve.

- 3 28 Beach Site & Building Application...Primack**
Block 88 Lots 30,31,32p

Mr and Mrs Primack presented their drawings for an addition to their residence including a screened porch as well as remodeling of the existing structure.

After some discussion, the committee found the drawings to be in compliance with the Zoning Ordinance.

David Wagner moved to approve and David Phelps seconded. The motion carried.

- 4. 1 West Dunes Highway Site & Building Application.....SWC Group**
Block 137 Lots 4,5,6,7

Mr M Ganz and Mr Huston presented their revised drawings for the construction of a restaurant/wine bar at the southwest corner of Route 12 and Broadway. A preliminary site plan was reviewed by the Committee last August and the applicant has been working out parking issues.

The Committee identified a number of concerns on the site plan such as; no lighting in the parking lot, proposed grading at the west end of the alley/driveway that would affect the adjacent properties and a gravel surface in the handicapped parking spaces. The applicant agreed to change these items.

The mechanical/electrical drawings were presented for the first time. The kitchen exhaust unit, as well as the two HVAC units, are shown as being roof top mounted. Mr Ganz stated that this could be installed above the ceiling instead of the roof. There was a discussion about the need for a grease interceptor to be

located under the sinks that is not shown. There are only two exterior sill cocks shown for landscaping watering.

The architectural drawings are lacking interior details as well as dimensions of the wall locations.

5. 4 Pleasant Preliminary Site Permit Application....

Block 87 Lot 1

The Committee visited the site prior to the meeting

The architect presented preliminary drawings for a three story, three bedroom house with a footprint of 24' by 34'.

The site contains steep slope dunes and the structure falls within ten feet of them which will require full compliance with the steep slope requirements.

The Committee found the proposed site plan unacceptable due to the amount of disruption to the dunes in order to install their septic field as well as a driveway going up to the house at the top of the dune. This is in violation of Section 155.131 Dune Topography.

A long discussion followed as to how the site may be redesigned to meet the requirements of the Ordinance. One suggestion was to eliminate the driveway or to accept one with a steep angle to it.

6. Projects in Construction Phase

12 W Atwater	Garage	NS
105 Januth	Shed	NS
2 W Lake Front	Ret Walls/Pool	85%
5 E Lake Front	Deck Add	NS
311 E Lake Front	Open deck	95%
821 E Lake Front	Int Rem	98%
120 Montana	New Const.	60%
112 Neptune	Rem	NS
113 Oxford	Shed	50%
6 S Palmer	Raised Deck	85%
103 W Ripplewater	Int Rem	NS
6 E Stillwater	Garage	NS
22 E Stillwater	Rem / Deck	95%
3 W Stillwater	Addition/Rem	75%
111 W Stillwater	Int Rem.	70%

6. David Wagner made a motion to adjourn at 11:00am
Christine Pritchett seconded.....motion carried

Hans Lagoni, Building Commissioner



Building Site Committee March 2018 Meeting Summary

Hans Lagoni, Building Commissioner

Request for Variance 121 E Lake Front

Mr VanderHey requested a variance from the requirement that all drawings are required to be signed by an architect. The project is a 320 square foot porch addition to his existing house.

The Zoning Ordinance allows for the Building Committee to wave the requirement for work of a limited scope.

The Committee approved the request by a vote of three to two.

Site and Building Application 1 West Dunes Highway

Mr & Mrs Huston presented revised drawings for the construction of a restaurant/wine bar at the southwest corner of Route 12 (Dunes Highway) and Broadway.

The Committee identified a number of items that needed further clarification or revision at last months meeting. Upon review of the revised set, there were still a few items unresolved which the applicants agreed to take care of.

The Committee voted unanimously to approve the site and building permit applications with the understanding that the remaining open items are to be resolved to the Building Commissioner's satisfaction. A copy of the septic permit, which has not been issued yet by the state, will have to be submitted, along with a receipt showing payment of the water tap-in fee to the town clerk.

Preliminary Site Permit Application 4 Pleasant

The architects presented their revised drawings for a three story, three bedroom house with a footprint of 24' by 34'. The site consists of one lot of 17,300 square feet which is grandfathered back to the 1984 requirements of a minimum building parcel size of 15,000 square feet.

Since the site contains dunes with steep slopes, and the structure falls within ten feet of them, the Steep Slope Ordinance requirements had to be complied with.

The Committee found the drawings in compliance with the Zoning Ordinance and approved the application by a vote of three to two.

The Building Commissioner will hold the actual permit until a copy of Porter County's septic permit is received and the required fees have been paid to the town clerk.

Preliminary Site Permit Application 105 W Lake Front Drive

The potential buyer of the property, and his architect, presented drawings of his proposed 2600 square foot, 3 bedroom home on a 26,000 square foot building parcel.

The site contains steep slope dunes and the applicant was informed of the additional steep slope ordinance requirements.

Access to the site during construction phase was discussed at some length due to the steep slopes. A temporary concrete drive was proposed off of Lake Front which would be removed and the land restored at the end of the project.

No vote was taken on this preliminary drawing review.

Building Site Committee February 2018 Meeting Summary

Hans Lagoni, Building Commissioner

Building Construction Time Extension 121 E Lake Front

Mr VanderHey had requested a three month extension to his building permit which included remodeling and an open deck. The Zoning Ordinance requires construction to be completed within 18 months.

The Committee approved the request.

Building and Site Permit Applications 28 Beach

Mr and Mrs Primack presented drawings for an addition to their residence including a screened porch as well as remodeling to the existing structure.

The Building Commissioner informed the Committee that the existing structure is non-compliant since it projects into the side and rear yard setbacks. However, since the proposed addition does not increase the setback violation, it is allowed by the zoning ordinance.

The Building Commissioner informed the Committee that the project is in compliance with the Ordinance. The Committee approved the applications.

Site and Building Application 1 West Dunes Highway

Mr.M Ganz and Mr Huston presented revised drawings for the construction of a restaurant/wine bar at the southwest corner of Route 12(Dunes Highway) and Broadway. A preliminary site plan was reviewed by the Committee last August

The Committee identified a number of items on the drawings that need further clarification or revision. The septic permit has not been issued yet by the state.

Preliminary Site Permit Application 4 Pleasant

The Committee visited the site prior to the meeting to help understand the existing conditions. The architect presented preliminary drawings for a three story, three bedroom house with a footprint of 24' by 34'.

The site contains dunes with steep slopes, and the structure falls within ten feet of them, which will require full compliance with the steep slope requirements as outlined in the Zoning Ordinance.

The Committee found the proposed site plan unacceptable. This was due to the amount of disruption to the site in order to install their septic field as well as a driveway up to the house located at the top of the dune.

The Building Commissioner quoted Section 155.131 of the Zoning Ordinance which outlines rules for construction on dune topography. A discussion followed as to how the site may be redesigned to be in compliance.

Ongoing Construction Projects

There is currently one new building and fifteen remodeling/addition projects under construction.