

MEETING MINUTES

Ogden Dunes Plan Commission

Regular Meeting Wednesday, March 8, 2023 - 7:00PM Town Hall

Members of the Ogden Dunes Plan Commission

☒ Ken Thompson Chair / Citizen Member (574) 514-6318	☒ Arman Sarkisian Secretary / Citizen Member (312) 590-2732	☒ Scott Kingan Town Council Member (219) 615-8057	☒ Jeremy Ogden Town Member (219) 314-8921
☐ Scott Stolarz Vice Chair / Citizen Member (219) 741-5040	☒ Dave Snyder Town Council Member (219) 734-6423	☐ AJ Bytnar Citizen Member (219) 734-6601	☒ Jeremy Ogden Building Commissioner

1. Call to Order

Meeting called to Order at 7:03 p.m.

2. Minutes

February 8, 2023 – Regular Meeting

SK moves to accept. AS Seconds. Motion passes 5-0.

3. Correspondence/ Presentations

None

4. Building Commissioner's Report

A. Under Construction

B. Permits Issued – Current permit count

To date, we have 23 permits issued. Approximately \$24,159.72 received/to be received in revenue.

C. Nuisance Properties

D. Miscellaneous

7 Beach Lane is moving forward. Working on finalizing set of blueprints and then they will to the BZA for any variances they will need. Potential variances may be a north side set back and height. Property Owners understand that they will have to be prepared to display the proposed height in comparison with the neighboring home.

54 Shore Drive is a potential remodel in the future. The preliminary plan is to reduce the overall height within the code. The property is currently nonconforming, but the footprint is not intended to change.

58 Diana is coming along. Foundation has been started. There is a double drywell plan that JO received plans on. He will review the plans and be sure they can get moving on the installation of those drywell, especially to protect the home to the north.

Retaining wall project on corner of Ski Hill and Diana Road is underway. Initial drainage is in and they are moving ahead with the construction of the wall itself.

Linda Armstrong approached JO regarding her front retaining wall. JO anticipates further discussions over the next few weeks. If there is any substantial change Linda intends on making,

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JO will come back to the Plan Commission and advise accordingly. The inside of the home is moving forward well.

67 Ski Hill seems to have some personal property left out and sprawled throughout the yard. JO is going to stop by and ask that they keep the yard cleaned up.

55 Aspen has been listed on VRBO as a daily rental. JO is going to contact the home owner regarding the listing.

5. Ordinance Planning

None.

6. Building Code Review Committee Report

None.

7. BZA Report

Nothing to report. Last meeting was in September. Application for 9 Indian Camp received regarding a shed. That will likely be heard in April.

8. Old Business

- A. Proposal regarding a change to the Ordinance regarding Building Permit Time Limit. AS moves to approve the proposed amendment to the ordinance as written by JO. SK seconds. Motion passes 5-0.

9. New Business

- A. Ogden Dunes Master Plan, organization, initial call; meeting formats
 - i) Draft general plan
Draft is being compiled. Hopefully by next meeting, we can have a final draft to review and discuss.
 - ii) Organization, initial call; meeting formats
A group of six people is being compiled for potential committee on the Master Plan. Goal is to have an initial meeting and start brainstorming the ideas. After the group has some ideas, discussion will be had on drafting and funding. The ideas and projects will be posted for public commentary and discussion.
This Master Plan Committee is going to be a sub-committee of Plan Commission. Town Council will appoint the sub-committee members.

10. Public Comments

None.

11. Member Comments

JO was contacted by attorney Elwood's office regarding the retaining wall on Aspen that shut down pending a variance application. A variance application is expected to be filed soon. One may be for the retaining wall materials. Another may be a variance for a deck that would come within the side-yard set-back.

DS would like to suggest that we begin to look into digitizing the plans on documentation currently in town hall. For security as well as organization / space. DS would also like to discuss the development of an archive for our past developmental history.

The discussion to be had and a future meeting is moving towards a cloud based storage platform for the town and all of its groups and departments.

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12. Adjourn

JO moves to adjourn. SK seconds. Meeting adjourned at 8:22 p.m.

Chair: Ken Thompson

Secretary: Arman Sarkisian

Proposed language to amend 152.077

(2) After the 12-month expiration date, the building permit may be re-issued upon application/approval by the Building Commissioner. The extension will not exceed 6 months. At the time of re-issuance, the building Commissioner will review and determine the percentage amount of work remaining for completion. That percentage will be divided into the original permit issuance fee; this will determine the extension cost.