

MEETING MINUTES

Ogden Dunes Plan Commission

Regular Meeting Wednesday, October 12th, 2022 - 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 7:08 p.m.

2. Minutes - Regular Meeting August 10th, 2022 – no meeting in Sept, no quorum present

SK moves to accept. AS Seconds. JO abstains. Motion passes 4-0 with 1 abstention.

3. Correspondence/ Presentations

- A. Presentation was heard by Lois Braatz and Jenifer Wilson regarding updated signage and minor change in pavement for beautification. Further discussion was held about individual sign sizes and dedicated spaces.
- B. Lois Braatz discussed the front garden area near the front entrance of to make it more consistent with the current design and layout of the structure. This may be able to be done without any cost to the town. PC suggests that the thought be priced out and brought to counsel for review and final approval.

4. Building Commissioner's Report

- A. Under Construction
- B. Permits Issued – Current permit count
162 permits have been issued as of today. Revenue is approaching approximately \$56,000.00. This is overall revenue when permits are picked up.
- C. Nuisance Properties
3 Boat Club Road had some trees removed and sent across the street. Street department had to perform the cleanup. JO had sent a letter previously about the upkeep of the home. Another letter is forthcoming.
- D. Miscellaneous
58 Diana was performing foundation work. It was discovered that the prior home had a basement. Contractor discovered the foundation and suggested that they build on top of the old foundation. JO informed him he was not allowed to do that and suggested a method to perform the compaction. Contractor did not do that originally and it had to be redone.

5. Ordinance Planning

JO has a proposal to amend the language of 152.007 (2). The intent is to avoid charging a property owner the full cost of a permit for a project that exceeds the 12 month permit expiration date. The proposed language would allow for Building Commissioner to determine

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the percentage of work that remains after the 12 month period and divide that percentage into the original permit issuance fee for an additional 6 month time period.

JO moves to accept the following proposed language to amend 152.007 (2) as stated below. SK seconds. Motions carries 5-0.

After the 12-month expiration date, the permit may be re-issued upon the application/approval by the Building Commissioner. The initial 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 of the permit.

6. Building Code Review Committee Report

7. BZA Report

BZA met in September. BZA heard the 4th variance for 58 Shore Drive that was passed from the original July meeting. The BZA granted that 4th variance regarding the side yard setback. BZA also had an application for 58 Diana however the application was voluntarily passed on that evening to address some portions of the application that were required. 58 Shore Drive is noticed again for October's meeting and will be heard again.

DS moves, pending approval of legal counsel, to appoint Ken Thompson as a temporary BZA board member for the October 13, 2022 in place of AJ Bytnar so that a quorum is present. AS seconds. Motion carries 4-0. Ken Thompson abstains.

8. Old Business

- A. 13 Turret Rd - Retaining wall – Variance Needed.
JO has not heard from Attorney Elwood in a while. Per JO, waiting on variance application to come through.
- B. 24 Shore Drive
Removed from Agenda.
- C. Grandfathered Status in Rebuilding Like Structures
Removed from agenda for time being.
- D. Proposal regarding a change to the Ordinance regarding Building Permit Time Limit
See Ordinance planning above.

9. New Business

- A. Ogden Dunes Master Plan, organization, initial call; meeting formats
KT and SK reached out to the committees and groups from the town to invite ideas, plans, and suggestions for the master plan and future planning.

10. Public Comments

Karl Krizmanic was present and interested in timeline for Master Plan organization.

11. Member Comments

None.

12. Adjourn

KT moves to adjourn. AS seconds. Meeting adjourned at 8:40 p.m.