

Ogden Dunes Plan Commission

Regular Meeting Wednesday, September 10, 2025 - 7:00PM Town Hall

Members of the Ogden Dunes Plan Commission			
☒ Ken Thompson Chair / Citizen Member ☒ Gen Code Review (574) 514-6318	☒ Arman Sarkisian Secretary / Citizen Member ☒ BZA, Building Code Review (312) 590-2732	☒ Scott Kingan Town Council Member ☒ Town Council President (219) 615-8057	☒ Jeremy Ogden Town Member ☒ Town Marshall Building Commissioner (219) 314-8921
☐ Scott Stolarz Vice Chair / Citizen Member (219) 741-5040	☒ Dave Snyder Town Council Member (219) 734-6423	☒ Tom Cleland Citizen member (219) 712-1756	

1. Call to Order

Meeting called to order at 7:06 p.m.

2. Minutes - Approval of the Wed., August 13, 2025, Regular Meeting (last meeting)

SK moves to waive formal reading and accept minutes as drafted. TC seconds. Motion passes 6-0.

3. Correspondence

None.

4. Building Commissioner’s Report - J. Ogden

- a. Under Construction
- b. Permits Issued
- c. Nuisance Properties
- d. Miscellaneous - interest issues

134 Permits issued to date. \$83,302 in revenue. 294 contractors registered. All nuisance properties are coming into compliance. There are no new properties on the nuisance list.

5. Ordinance Planning

See below. It was decided last meeting that we would not add the additional language as suggested by A. Lavey.

6. Building Code Review Committee Report

Did not meet.

7. BZA Report - - A. Sarkisian

BZA did not meet in August. There are two applications pending for tomorrow (9/11/2025), 102 Shore Drive and 133 Shore Drive. BZA is anticipating reviewing updated policies and practices documents to upload onto the town’s website and provide to applicants.

8. Old Business – ordinance revisions and an additional consideration – Jeremy

A Public Hearing is going to be necessary for any of our ordinance planning. We can have one public hearing on all proposed ordinances separately, yet they can all be published with regard to notice at the same time.

Reviewed proposal to change the Permit Fee Schedule of Building Department. Once the proposed amounts are finalized, it will have to be included with a public hearing before it goes to the Council for consideration.

MEETING MINUTES

There is a \$500.00 nonrefundable fee assessed for all new construction projects. Discussed amending that ordinance language which indicates that the \$500.00 nonrefundable fee will be credited into the permit fee if the new construction project moves forward and is completed.

JO moves to accept the fee schedule changes as presented and presented at the next public meeting for consideration. SK seconds. Motion passes 6-0.

Status: Lee Foresman is requesting his address at 32 Ogden Rd, which is the back of the house. be changed to 35 Shore Drive, which is the front of the house and where the driveway enters the property. This is still pending. The issue is waiting on the Postmaster to finalize.

9. New Business-

JO met with a resident about flooding during heavy rain. JO discussed the issue with RLM. JO met with the street department to discuss possible options. Due to exigent circumstances, JO moves to approve 154 Shore Drive to construct a retaining wall in the town easement so long as they execute a maintenance agreement related thereto. The project will also include a drywell and pumping system. AS seconds. Motion passes 6-0.

10. Public Comments

None

11. Member Comments

JO suggests that at the next meeting, we set the public meeting and get everything noticed properly.

12. Adjourn

SK moves to adjourn. TC seconds. Meeting adjourned at 8:09 p.m.