

Beverly Shores Building and Site Committee
Meeting Minutes
March 11, 2017

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

Roll Call: Present..... Hans Lagoni, John Mackin, David Phelps

Not Present..... Ray Szarmach, David Wagner

Council Rep.....Brian O'Neal

1. **The Minutes of the February 18, 2017 meeting was approved .**

2. **120 S Montana Building & Site Plan Application----Ganz
Block 185 Lot 7**

Site Plan Application

Mr Michael Ganz, general contractor for the project, presented his site plan drawing for a single story house with attached garage. The building parcel is over the required 20,000 square feet and the street frontage is over 100 feet. The yard setbacks are all in compliance. There are no steep slope or wet land issues.

The following items are missing or need to be modified:

The site plan is over two years old and therefore needs to be updated,
The location of the underground gas and power lines need to be shown.

The surface material of the driveway needs to be identified..

The septic system approval from Porter County has not been obtained yet.
Only one copy of the Soils Report was submitted.../three are required
Certified Plat of Survey not included..

David Phelps moved that the application be approved and John Mackin seconded The Committee voted 3-0 to approve the site plan application with the understanding that the requested changes to the drawing, along with copies of the approved septic permit, Soils Reports and Certified Plat of Survey, will be resubmitted to the Building Commissioner before the actual permit is issued.

Building Permit Application

The drawings of the building, consisting of seven sheets, were reviewed and discussed. The floor area of the structure is in compliance with the

Ordinance as well as the height of the structure. A few minor modifications need to be done to the plans.

John Mackin moved to approve the application and David Phelps seconded. The Committee voted 3-0 to approve the building permit application with the understanding that the open issues for the site permit be received and approved by the Building Commissioner.

3. 111 W Stillwater Remodeling Application Spurgash

A remodeling permit application has been received for the build out of an unfinished, lower level space. The Building Commissioner informed the applicant that the full kitchen proposed would not be allowed since it would make the space a separate dwelling unit and the property is zoned as Single Family. Mr Spurgash has stated that he will change the drawings and resubmit them without the kitchen.

4. Projects in Construction Phase

4 Beach	New Const.	95%
815 Alyce	New Const	55%
121 E Lake Front	Rem/Site Work	45%
601 E Lake Front	Deck	95%
821 E Lake Front	Int Rem	97%
4 E Fairwater	Add / Rem	80%
102 Wells	Shed	97%
1 Oval	Rem	92%
2 Oval	Add / Rem	95%
5 Drexwood	Addition	60%
107 Neptune	Garage	25%
807 Alyce	Rem.	30%
214 Davis	Rem	hold
3 W Stillwater	Add/Rem	hold
4 S Palmer	Add/Rem	hold

David Phelps made a motion to adjourn at 9:40am

John Mackin seconded.....motion carried

Hans Lagoni, Building Commissioner