

# **Beverly Shores Building and Site Committee**

## **Meeting Minutes**

**February 18, 2017**

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

**Roll Call: Present..... Hans Lagoni, Ray Szarmach,  
David Wagner David Phelps**

**Not Present..... John Mackin  
Council Rep.....Brian O'Neal**

**1. The Minutes of the January 21, 2017 meeting was approved .**

**2 436 East Bellevue Site Plan Application----Veselcia .  
Block 82 Lots 17-18**

Mr Veselcia, owner of the property who came before the Committee in January, presented his revised site drawing for a new house. The proposed construction, however, still falls within 25 feet of a designated wetland, which is violation of Section 155.223(A)(1).

The drawing currently shows a proposed prefab bridge spanning over the wetlands and right next to the edge of the road. The Building Commissioner stated that fixed installations are not allowed that close to the edge of town roads due to concern with snow plow accidents.

After some discussion, David Wagner moved to reject the site plan application which includes drawing, sheet1, prepared by Duneland Group and last dated January 30, 2017, due to it being in violation of Section 155.223(A)(1). David Phelps seconded..

The Committee voted 4-0 to reject the site plan application and the Building Commissioner will prepare a Certificate of Rejection based upon this vote. The applicant was informed by the Building Commissioner that a special permit is required from the BZA for construction within 25 feet of a wetland. However, the first step, after rejection from the Building Committee, is a meeting with the Plan Commission for them to verify the delineation of the wetland affected.

### **3 Projects in Construction Phase**

<b>4 Beach</b>	<b>New Const.</b>	<b>93%</b>
815 Alyce	New Const	35%

121 E Lake Front	Rem/Site Work	35%
601 E Lake Front	Deck	95%
821 E Lake Front	Int Rem	95%
4 E Fairwater	Add / Rem	80%
102 Wells	Shed	97%
1 Oval	Rem	90%
2 Oval	Add / Rem	95%
5 Drexwood	Addition	60%
107 Neptune	Garage	25%
807 Alyce	Rem.	15%
214 Davis	Rem	hold
3 W Stillwater	Add/Rem	hold
4 S Palmer	Add/Rem	hold

Ray Szarmach made a motion to adjoin at 9:30am  
David Wagner seconded.....motion carried

-----  
**Hans Lagoni, Building Commissioner**