

BUILDING SITE AND BUILDING COMMITTEE MEETING MINUTES

February 13, 2016

The meeting of the Committee was called to order at 9:30 A.M. at the Administration Building. Roll call was taken: Present: Hans Lagoni, John Mackin, Dave Phelps, Dave Wagner and Ray Szarmach.

1. Minutes: December 12, 2015 meeting.

John Mackin made a motion to approve the minutes of the December 12, 2015 minutes, Ray Szarmach seconded.

Motion approved unanimously.

2. 1 Oval (Sadunas); Application for Site Plan Approval

Tadas Sadunas, owner/petition appeared.

Mr. Sadunas reported that he purchased the house on 1 Oval in the Fall of 2015 and discovered many problems with the structure, including a need for a new septic system. He intends to remodel the exterior and interior of the building. He presented plans prepared by N. Batistich, Architecture, Plan No. Nb0127-16. Hans Lagoni reported that the plans do not conform to the Beverly Shores Building Code. The applicant wants to add square footage tot he structure which is not allowed per Section 155.010(A)(1) for a non-conforming lot. He recommended the Committee deny the application and allow the Petitioner to file a Petition for Variance(s) with the Board of Zoning Appeals.

John Mackin moved to deny the approval, Ray Szarmach seconded the motion.

Motion was approved unanimously.

3. 4 Beach (Sneider); Request for Extension of Building Permit.

A building permit was approved on November 11, 2014 for a new house which has not been completed. The request was for a second extension of the permit for three months to May 11, 2016. This will be the final extension and will cost the applicant \$200.00.

John Mackin made a motion to approve the extension and Ray Szarmach seconded.

Motion was approved unanimously.

Status of Approved projects under construction

4 Beach	New Const.....	45 percent
103 E Beachview	New Const.....	80
37 E Stillwater	New Const.....	35
804 W Vera	New Const....	10
2 S Oval	Addition/Rem.....	60
4 E Fairwater	Addition/Rem...on hold	
37 County Line Rd	Rem	85
106 E Idler	Add. Rem	10
815 E Lake Front	Garage/Driveway.	90
821 E Lake Front	Int. Rem.....	85
805 Vera	Shed	80
28 Beach	Shed	90
14 W Bellevue	Shed	15
103 Wells	Shed	45
601 E Lake Front	Deck	25
418 Myrtle	Deck	10

Ray Szarmach made a motion to adjourn at 11:30am
 Seconded by Mark Kurth
 Motion approved unanimously Meeting adjourned

Hans Lagoni, Building Commissioner

Ray Szarmach, Acting Secretary

Building Site and Building Committee Meeting Minutes
March 12, 2016

The meeting of the Committee called to order at 8:30 a.m. at the Administration Building
Roll call: Present: Hans Lagoni, John Mackin David Phelps, David Wagner Not Present: Ray Szarmach Jeffrey B. Katz was also present

1. David Wagner made a motion to approve the Minutes of the February 13, 2016

John Mackin seconded

Motion approve unanimously

2. 214 Davis (Thomas Wehner)

Vic Roberts, General Contractor attended.

Renovation of existing residence.

Non-conforming lot of 9,543 sf with 60 foot road frontage. (Section 155.008 requires minimum of 15,000 sf. Section 155.082 (B) requires minimum building parcel width of 100 feet)

Non-conforming structure of 650 sf that is 7 feet from side yard and 9 feet 6 inches from rear yard (Section 155.082 (H) requires minimum living area of 1,350 sf. Section 155.082 (F) minimum rear yard width of 25 feet. Section 155.082 (G) minimum side yard width of 15 feet)

Thomas Wehner indicates that he is unable to buy adjacent lot. His property has a prescriptive easement for access to the street.

Vic Roberts reports that the existing foundation over the crawl space has vector infestation and water damage and needs to be replaced. To make the repairs the existing crawl space needs to be excavated. Consequently there will be an increase in the size of the basement but such increase will not increase the livable square footage of the residence, as it is basement space.

Jeffrey Katz indicated that in his opinion the proposed renovations are necessary repairs that do not increase the non-conformance and that the Committee could approve the proposal and not refer this to the BZA.

David Phelps made a Motion to approve the permit and the plans of Vic Robert Design Build Homes Dated March 4, 2016 consisting of Sheets A1- A4 Thomas Wehner Residence 2104 Davis Street.

John Mackin seconded

Motion approve unanimously

3. 1 Oval (Tadas Saldunas)

Renovation of existing residence.

Non-conforming lot of 13,486 sf with 73.93 foot road frontage. (Section 155.008 requires minimum of 15,000 sf. Section 155.082 (B) requires minimum building parcel width of 100 feet)

Non-conforming structure that is on the south side property line (Section 155.082 (G) minimum side yard width of 15 feet)

Tadas Saldunas appeared before the Building and Site Committee last month and was referred to the BZA because the proposal increased the size of the non-conformance of the residence as the original plans increased the square footage of the existing residence. He has revised the plans to eliminate the proposed bathroom and bedrooms on the second floor. Consequently there is no longer an increase in the square footage or an increase in the number of bedrooms (an increase in the number of bedrooms would require a new septic system. Currently the Porter County Board of Health septic approval is for a remodel without an increase in the number of bedrooms). Although the proposal also includes the addition of a deck, Jeffrey Katz was of the opinion that because the deck meets the bulk requirements of the zoning ordinance and does not factor into the calculation of the size of the residence under the Zoning Ordinance the Building and Site Committee could approve the proposal without referring the matter to the BZA.

David Wagner made a motion to approve the permit and the N. Batistich Architects Plan No. nb0127-16 Sheets A1- A3 June 27, 2016 Revised March 10, 2016

David Phelps seconded

Motion approve unanimously

4. 209 Davies Public Nuisance Abatement Carlson

Hans Lagoni reported that the removal of 'junk' from the rear yard of this property is not complete. Jeffrey Katz will bring the issue up at the next Plan Commission meeting

4. Building Commissioner Lagoni reported on the status of the following construction projects:

4 Beach	New Const...75%
37 E. Stillwater	New Const...85%
804 W. Vera	New Const...50%
801 W. Vera	New Const...10%
4 S. Shore	New Const...10%
4 E. Fairwater	Addition/Rem...onhold
315 E. Lake Front	Addition/Rem/Pool...70%
821 E. Lake Front	Interior Rem...85%
102 Wells	Shed...75%
601 E. Lake Front	Deck...95%
418 Myrtle	Deck 95%
2 Oval	Addition/Rem...80%
106 E. Idler	Addition/Rem...60%

Ray Szarmach made the motion to adjourn at 10:55 A.M., seconded by John Mackin. Motion approved unanimously.



HANS LAGONI,
Building Commissioner

RAY L. SZARMACH,
Member/Minutes

Building Site and Building Committee Meeting Minutes
April 9, 2016

The meeting of the Committee called to order at 8:30 a.m. at the Administration Building
Roll call: Present: Hans Lagoni, John Mackin David Phelps, David Wagner Not Present: Ray
Szarmach Jeffrey B. Katz was also present

1. John Mackin made a motion to approve the Minutes of the March 12, 2016

David Wagner seconded

Motion approved unanimously

2. 4 S Beach (Sneider)

Tim Chupp Pivotal Construction appeared

Building Permit expires in May 2016 after two (2) three (3) month extensions.

Request is for the issuance of a building permit.

John Mackin made a Motion to approve a Building Permit with a fee of \$5,019.57 subject to the installation of a trench drain at the bottom of the temporary concrete construction driveway with a drywell in a location approved by Building Commissioner Hans Lagoni in accordance with the Plans prepared by Bamesberger for Sneider Residence Project Number 1735.088.18 consisting of 37 Sheets and Revised Temporary Trench Drain dated 4/4/16

David Phelps seconded

Motion approved unanimously

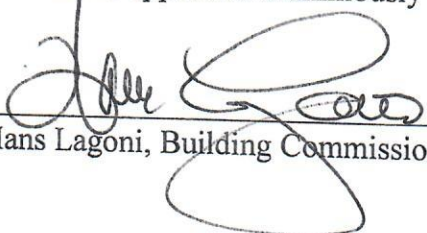
3. Block 185 Lot 7 (Beglin)

James Beglin appeared to have a preliminary discussion regarding maximum square footage of residence on Lot 7 which is 26,964 sf with 22,003 sf drainable.

4. Building Commissioner Lagoni reported on the status of Construction Projects:

4 Beach	New Const... 85%
37 E Stillwater	New Const... 98%
804 W Vera	New Const... 75%
801 W Vera	New Const... 30%
4 Shore	New Const... 40%
4 E Fairwater	Addition/Rem...on hold
315 E Lake Front	Addition/Rem/Pool...70%
821 E Lake Front	Interior Rem...85%
102 Wells	Shed...75%
601 E Lake Front	Deck...95%
2 Oval	Addition/Rem... 80%
106 E Idler	Addition/Rem....80%
1 Oval	Remodeling. . .10%
214 Davis	Remodeling . . . 10%

John Mackin made the motion to adjourn at 11:05 AM
David Wagner seconded
Motion approved unanimously



Hans Lagoni, Building Commissioner

Jeffrey B. Katz, Town Attorney

Bully Site Counter

12 May 2016 meeting

Beverly Shores Building and Site Committee
Meeting Minutes
June 11, 2016

The meeting was called to order at 8:30am at the Administration Building
Roll Call: Present...Hans Lagoni John Mackink David Phelps David Wagner Ray Szarmach

1. David Wagner made a motion to approve the Minutes of the April 9, 2016 meeting
John Mackin seconded.....Motion approved unanimously
2. Site Permit Application East Ripplewater Block 3 Lots 33-34 C. Miller
The parcel has a frontage of 100 feet but only contains approximately 16,250 square feet. The two lots have been recently joined together as one building parcel.
The Committee voted to reject the application citing Section 155.082(C)(1) which requires a minimum parcel size of 20,000 square feet.

- The applicant stated that she would contact the BZA to request a variance.
3. Building Commissioner Lagoni reported on the status of Construction Projects:

4 Beach	New Const.	80%
37 E Stillwater	New Cont.	complete
801 E Vera	New Const	45%
804 e Vera	New Const	80%
4 Shore	New Const	50%
4 E Fairwater	Add/Rem	on hold
315 E Lake Front	Add/Rem/Pool	75%
821 e Lake Front	Int Rem	85%
102 Wells	Shed	75%
601 E Lake Front	Deck	95%
1 Oval	Rem	30%
2 Oval	Add / Rem	80%
106 Idler	Addition / Rem	90%
214 Davis	Rem	15%

David Philips made a motion to adjourn at 9:30am
John Mackin seconded.....motion carried



Hans Lagoni, Building Commissioner

Beverly Shores Building and Site Committee
Meeting Minutes
July 9, 2016

The meeting was called to order at 8:30am at the Administration Building
Roll Call: Present...Hans Lagoni, John Mackin, David Phelps, David Wagner,
Council Rep.....Brian O'Neal Not Present.....Ray Szarmach

1. David Wagner made a motion to approve the Minutes of the June 11, 2016 meeting
John Mackin seconded.....Motion approved unanimously

2. Site & Building Permit Application 813 E Alyce Block 185 Lot 1.
Note....the Committee visited the site prior to the start of the meeting.
Jim Beglin, property owner, presented his site plan. The building parcel has a frontage of 143 feet and contains approximately 31,250 square feet with 28,300 square of well drained soil.

There are a good number of trees shown to be removed from within the footprint of the structure as well as the driveway and septic field. The Committee commented on a number of trees that don't seem to be needed to be removed and Mr Beglin stated that he would modify the site plan to reflect that.

The site contains an area with slopes in excess of 1 to 3 ratios but the dune is under twenty feet so the steep slope ordinance does not apply.

Mr Beglin stated that he has not received the septic permit from Porter County but it should be coming any day.

David Philps made the motion to approve the application with the understanding that the permit will not be issued until the Building Commissioner has received a copy of the approved septic system. The approved drawing was Sheet 1, dated 07/09/16, prepared by Davies. The motion was seconded by David Wagner.

The Committee voted unanimously to approve the site application.

The building drawings were then reviewed. The structure will be 39'-4" in height (allowable is 40'-0") and contain 4,781 square feet of interior space. The site allows a maximum floor area of 4,800 square feet. It was noted that the screened in porch does not have direct access into it from the house so its area does not count against the allowable.

David Wagner moved to approve the application with the understanding that the permit will not be issued until Alyce Street has been officially "opened" by the Town Council. In addition, a signed copy of the contract with the General Contractor must be submitted. The approved drawings were sheet T1, dated 07/05/16, sheets S1-2, A-0 to A-6, E-1 and M1 dated 06-30-16. David Philps seconded the motion

The Committee voted unanimously to approve the building permit application.

3. Proposed Changes to the Zoning Ordinance

The Building Commissioner presented eight proposed changes to the Zoning Ordinance.(See Attached) These have been discussed at previous meetings and a number were modified after discussion.

The Building Commissioner asked for a motion of approval to send the list to the Plan Commission for their consideration.

John Mackin moved and David Wagner seconded.....The Committee voted to approve the motion.

4. Building Commissioner Lagoni reported on the status of Construction Projects:

4 Beach	New Const.	85%
801 E Vera	New Const	60%
804 E Vera	New Const	90%
4 Shore	New Const	65%
315 E Lake Front	Add/Rem/Pool	75%
821 e Lake Front	Int Rem	85%
102 Wells	Shed	75%
601 E Lake Front	Deck	95%
1 Oval	Rem	45%
2 Oval	Add / Rem	80%
106 Idler	Addition / Rem	95%
214 Davis	Rem	on hold

John Mackin made a motion to adjourn at 10:10am
David Wagner seconded.....motion carried


Hans Lagoni, Building Commissioner

Pauling St Center

No August 2016 meeting

Beverly Shores Building and Site Committee
Meeting Minutes
September 17, 2016

The meeting was called to order at 8:30am at the Administration Building
Roll Call: Present...Hans Lagoni, John Mackin, David Phelps, David Wagner,
Ray Szarmach
Council Rep.....Brian O'Neal

1. David Wagner made a motion to approve the Minutes of the July , 2016 meeting
John Mackin seconded.....Motion approved unanimously

- 2 **Building Permit Application 5 Drexwood Block 206 Lots 5(p),6, 10,11(P)**
This project, which consists of a 175 square foot porch extension, has received a variance from the BZA to allow it to project into the side yard setback. The drawings consist of four sheets, dated 06/06/16, prepared by Stephen Pease, architect. The Building Commissioner stated that the drawings were in compliance with the Zoning Ordinance

Ray Szarmach moved to approve the submittal. The motion was seconded by John Mackin.

The Committee voted unanimously to approve the application.

3. **Changes to Approved Drawings 804 Vera Block 198 Lot 5**

The Building Commissioner stated that a stop work order was issued to the owner/contractor when it was observed that site work was underway that did not conform with the approved drawings. (Ref. Section 155.059(F)(V)) The grades were being reshaped and a new retaining wall was being installed.

The General Contractor, Michael Ganz, presented a revised site plan prepared by the architect, John Thorpe, that showed the proposed retaining wall (approximately 125') around the rear of the house as well as revised contours.

The Building Commissioner stated that the work shown on the revised drawings were in compliance with the Zoning Ordinance

David Phelps moved to approve the application and Ray Szarmach seconded the motion. The Committee voted unanimously to approve the revised drawing.

The Building Commissioner state that he will remove the stop work order.

- 4 **Building Permit Application 3 W Stillwater Block 129 Lots 54-55**

The project architect, Roger Potratz, presented his plans...Sheets S-1 and A-1 through A-8, dated 09.09.16... for an enclosed porch (400 square feet) along with a new screened porch(460 square feet). The existing driveway will be repositioned on the site requiring some changes to the contours.

The Building Commissioner found the drawings to be in compliance with the Zoning Ordinance.

John Mackin moved and David Wagner seconded.....The Committee voted to approve the motion.

5 Building Commissioner Lagoni reported on the status of Construction Projects:

4 Beach	New Const.	90%
801 E Vera	New Const	95%
804 E Vera	New Const	95%
4 Shore	New Const	75%
815 Alyce	New Const	05%
315 E Lake Front	Add/Rem/Pool	90%
821 E Lake Front	Int Rem	90%
102 Wells	Shed	85%
601 E Lake Front	Deck	95%
1 Oval	Rem	75%
2 Oval	Add / Rem	80%
214 Davis	Rem	on hold

Drawings Patch
John Mackin made a motion to adjourn at 10:30am
David Wagner seconded.....motion carried



Hans Lagoni, Building Commissioner

Beverly Shores Building and Site Committee
Meeting Minutes
October 15, 2016

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

Roll Call: Present...Hans Lagoni, John Mackin, David Wagner,
Not Present.....Ray Szarmach, David Phelps
Council Rep.....Brian O'Neal

1. David Wagner made a motion to approve the Minutes of the September 17 , 2016 meeting
John Mackin seconded.....Motion approved unanimously

2 Building Permit Application for Fence----Edens
105 Januth Block 78 Lots 24-25

This project consists of a new fence on three sides of the owner's property. The Building Commissioner informed the committee that the owner had installed the fence without first obtaining a permit and the project was issued a stop work order. A portion of the original fence was installed in the front yard setback area of the property which is non-compliant with the zoning ordinance. The application drawing shows this section of the fence removed

John Mackin moved to approve the submittal. The motion was seconded by David Wagner.

The Committee voted unanimously to approve the fence application.

3 Time Extension Request-----Kosmowski
2 Oval Block 89 Lot 1

The Building Commissioner had received a written request to extend the building permit by three months. The permit was issued in April, 2015 and the Ordinance requires the work to be completed within 18 months

Section 155.059 of the Zoning Ordinance allows for extensions to be granted by the Building Committee.

David Wagner moved to approve the application and John Mackin seconded the motion. The Committee voted unanimously to approve the extension of the permit to January 15, 2017..

4 Discussion on Garbage Container Enclosures.

The Building Commissioner stated that enforcing the garbage container Ordinance is difficult due to the lack of details.

The members were asked to observe enclosures already in place and be prepared to discuss the issue at the next meeting.

5. Community House Library Reconstruction

Mary Marvel presented drawings of the proposed reconstruction of the Community House Library for the committee's review and comment.

John Mackin moved that, "The concept for the Library project conforms to the town's zoning ordinance and that the Building Committee endorses the concepts proposed in the Phase II proposal."

David Wagner seconded and the Committee voted to approve the motion.

6 Building Commissioner Lagoni reported on the status of Construction Projects:

4 Beach	New Const.	90%
801 E Vera	New Const	Occupancy Issued
804 E Vera	New Const	95%
4 Shore	New Const	80%
815 Alyce	New Const	10%
315 E Lake Front	Add/Rem/Pool	95%
821 E Lake Front	Int Rem	90%
102 Wells	Shed	95%
601 E Lake Front	Deck	95%
1 Oval	Rem	85%
2 Oval	Add / Rem	80%
214 Davis	Rem	on hold

John Mackin made a motion to adjoin at 10:00am

David Wagner seconded.....motion carried



Hans Lagoni, Building Commissioner

Beverly Shores Building and Site Committee
Meeting Minutes
November 12 2016

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

Roll Call: Present..... Hans Lagoni, Ray Szarmach, David Phelps
Not Present..... John Mackin, David Wagner
Council Rep.....Brian O'Neal

1. The Minutes of the October 15, 2016 meeting were not approved since those in attendance today were not present at that meeting.

2 4 Palmer Application for Building Addition--- Rivera
Block 206 Lots 1 & 19(p)

This project consists of a small addition to a nonconforming structure which is due to a side yard setback violation. The proposed addition would increase the violation into the setback.

Ray Szarmach moved to reject the submittal based on the fact that the proposed addition would increase the existing nonconformity . The motion was seconded by David Phelps. The Committee voted unanimously to reject the application.

The Building Commissioner will inform the applicant on how to apply to the BZA if she wants to apply for a variance.

3 Discussion on Garbage Container Enclosures.

The Building Commissioner stated that enforcing the garbage container ordinance is difficult due to the lack of details in the ordinance.

After some discussion, the Committee felt that more information is needed before any changes are proposed. The adjacent beach communities will be contacted to see how they handle this issue. In addition, the Marshal will be asked to do a count of how many containers are still on the street the day after the pickup. Able Refuse will be called to see what their requirements are.

4. Review of Town Center's Phase III

Paul Zucker and Mary Marvel presented drawings of the proposed Phase III part of the Town Center project for the committee's review and comment.

The Building Commissioner stated that since this project will be built on town property, and will be owned by the town a building permit will not be required

Ray Szarmach moved that, "The building's drawings are in compliance with good practice and that the Committee endorses the concepts proposed in the Phase III proposal. The design of the structure was also found to be in

harmony with the adjacent Town Hall as well as the roof line of the fire station.

David Phelps seconded and the Committee voted to approve the motion.

Projects in Construction

4 Beach	New Const.	92%
804 E Vera	New Const	Occupancy Issued
4 Shore	New Const	85%
815 Alyce	New Const	15%
315 E Lake Front	Add/Rem/Pool	95%
821 E Lake Front	Int Rem	95%
102 Wells	Shed	95%
601 E Lake Front	Deck	95%
1 Oval	Rem	85%
2 Oval	Add / Rem	85%
214 Davis	Rem	15%
5 Drexwood	Addition	10%
3 W Stillwater	Add/Rem	05%

Ray Szarmach made a motion to adjoin at 10:00am

David Phelps seconded.....motion carried



Hans Lagoni, Building Commissioner



Bully Site Council

No December 2016 meeting