

**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
JANUARY 16, 2021**

The meeting was called to order at 8:30 a.m. at the Administration Building.

Roll call:

Present: David Wagner, Chairman
 Mark Lies, Secretary
 John Mackin
 Scott Vliek
 Margaret Williford
 Charlie Ray, Building Commissioner
 Council Liaison, S. Loeb

- I. Roll Call. There is a quorum.
- II. Title VI forms are available online for attendees.
- III. Minutes – Minutes of the meetings of December 13, 2020 were unanimously approved.
- IV. Building Commissioner Report
 Building Commissioner reports on the following topics:
 - A. List of active permits/project status
 - B. Inspections conducted in previous months
- V. New permit applications
 Prior to the meeting, the Committee visited three proposed building sites at 227 McAllister, 438 E. St. Clair (teardown) and 116 W. Fairwater. The Committee was accompanied by the Building Commissioner at 438 E. St. Clair and 116 W. Fairwater.
 - A. 123 W. Lake Front - home
 - B. 227 McAllister - home
 - C. 438 E. St. Clair - home
 - D. Trees – 121 E. Lake Front Drive
- VI. Public Comments – None.
- VII. Old Business
 - A. 4 Pleasant Ave. – Building Commissioner reports that owner has removed stairway to the roof but has not removed the rooftop hatchway as ordered by the BZA. The owner has not paid the penalty of \$500. Motion Lies, second Vliek, to require owner to remove the roof hatchway and pay the penalty by January 30, 2021 or a stop order will be issued. Motion approved



unanimously.

- B. 120 S. Montana – Owner wants to construct a workshop on the property. Building Commissioner reports on the specifications for a 20' by 20' structure. Motion Lies, second Williford, to approve permit. Motion approved unanimously.

VIII. Discussion

- A. 227 McAllister – home/site. Discussion regarding the site. Architect Mark Weber discussed the site, approval of septic system, distance from marshland. Owner A. Spaeth also addressed the Committee. Motion Lies, second Mackin, to approve permit based on drawings with reference date of January 11, 2021. Motion approved unanimously.
- B. 438 E. St. Clair – home/site. Discussion that structure is a teardown. Commissioner Wagner notes that teardown permit required. Discussion regarding proximity of driveway to adjoining property. Architect Mark Weber discusses driveway will not cross property lot line. Motion Lies, second Mackin, to approve site plan dated January 11, 2021. Motion approved unanimously.
- C. 116 W. Fairwater – home/site. Discussion Chairman Wagner that the entire structure would be on steep slope. Architect Patrick Rosen present to report that size of structure was reduced as a result of the Committee meeting of December 13, 2020 comments. Discussion regarding the report on the two dunes where the structure would be located. Discussion on the amount of fill required between the dunes where structure would be located. Architect discussed new drawings prepared December 20, 2020. Discussion regarding placement of septic system vicinity to water table and ability to perform construction work without going into the steep slope beyond the silt fence. Motion Lies, second Williford, to table consideration of permit until February 13, 2021 to permit architect and owner to provide responses to Committee comments. Motion approved unanimously.
- D. 123 W. Lake Front Drive – site only. Discussion regarding the steep slope. Owner appears to discuss property square footage and of structure. Committee requested owner to provide updated drawings.
- E. Architect Mark Weber appears to provide strategy to Committee to utilize and to incorporate into ordinance for determining whether a structure can be constructed on a steep slope and how to determine dimensions of the structure. He suggested that the determination be made by following the natural contours of the dune. The Committee requested language conveying this concept to be incorporated into an Ordinance.
- IX. Adjournment – Motion Lies, second Vliek, to adjourn. Motion approved unanimously. Meeting adjourned at 10:50 a.m.

A handwritten signature in black ink, appearing to be 'J. D. Vliek', is written over the end of the text.