

**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
APRIL 13, 2019**

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, Pro Tem Building Commissioner
Scott Vlieg
Steve Coughlin
Charlie Ray, Building Commissioner
Council Liaison, Matrona Malic

1. Roll Call – All present
2. Minutes – The minutes of the March 9, 2019 meeting and Special Meeting of March 15, 2019 were reviewed and approved.
3. Building Commissioner Report
 - a. List of active permits/project status reviewed. Building Commissioner reports that binder will be prepared and available at the Town Administration Building with all permits containing all handwritten notes.
 - b. Inspections conducted in previous month. Building Commissioner describes observations and actions taken at various properties.
 - c. Communications received from residents. Building Commissioner describes various properties on Highway 12 that have the frontage lots located in Beverly Shores' commercial zone but the houses in the lots to the South are in unincorporated Porter county.
 - d. New permits on the horizon
 - i. New Permit Applications
 1. 4 Shore—Deck—Building Commissioner approved.
 2. 121 S. McAllister—Entrance remodel—Building Commissioner approved.
 3. 323 E. Ripplewater—New septic—Building Commissioner approved.
 4. 718 East Wilson—Building Commissioner reports that confirmation is needed of the square footage of the house and porch. Building Commissioner will confirm and if combined square footage meets bulk regulations on size, Building Commissioner will approve the permit.
 5. 211 East Ripplewater—Building Commissioner reports on issue regarding addition to shed and size of lot and whether bulk regulations on size are compliant. Building Commissioner will contact owner and contractor and will approve permit if the

regulations are met, otherwise he will contact Committee for further direction.

4. Public Comments

- a. Roxanne Shuger, 3 Pleasant, questioned height of structure at 4 Pleasant. Building Commissioner described recent site inspection that confirmed that structure itself is within the 40 foot height restriction. The HVAC system on the roof is not included in determining the height restriction.

Comments from various attendees, and David Wagner regarding issue of removal of sand from building sites and lack of a storage site within Beverly Shores for such sand to keep it within the Town.

5. Old Business

- a. 821 East Lake Front—Michael Ganz is the builder. J. Mackin is the Building Commissioner Pro Tem. The contractor appears. Discussion regarding technical issues concerning excavation to construct the garage and leaving the dune in place after excavation before constructing the foundation. Discussion held regarding whether stairs will also need to be replaced depending on soil movement during excavation. The permit has technically been approved since 2015, a new permit will need to be approved. Motion to approve permit by Lies, second by Vliek. Permit unanimously approved.

- b. 436 East Bellevue—Discussion about plan drawings and revisions. Discussion regarding a study of the various plant species at the site and whether the project can get started without the plant study. The requirement for the plant study came from the BZA and not the Committee. The Committee does not have the authority to change the requirement. There was also a discussion about vandalism at the site and possible security measures that could be taken.

6. Discussion

- a. Forms – Building Commissioner discussion about requiring every contractor to register to confirm that contractors have workers compensation and liability insurance. Discussion regarding the town ordinance which excludes certain occupations from the requirement to put performance bonds for example roofers and landscapers. Building Commissioner recommends rewriting the ordinance.

Meeting adjourned at 10:05 a.m.

