

Beverly Shores Building and Site Committee
Meeting Minutes
March 10, 2018

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

Roll Call: Present..... Hans Lagoni, David Wagner, John Mackin
David Phelps, Christine Pritchett
Council Rep....Brian O'Neal

1. The Minutes of the February 17, 2018 meeting were reviewed and approved as submitted. .

2. **121 E Lake Front Request for Variance...VanderHey**
Block 5 Lots 9,10, 11 & 44

Mr VanderHey wants to replace his screened porch at this time and add it onto his existing building permit B16-011.. However, the drawings do not contain an architect's stamp and he is asking for a waiver of this requirement.

Section 155.057 states that the Building Committee may waive this for projects of limited scope. David Phillips and Christine Pritchett expressed concern that since the project contains a new bathroom that it does not meet the 'limited scope' definition.

John Makin moved to approve and David Philips seconded. the request for a waiver. The Committee voted three to two to approve the request.

3. **1 West Dunes Highway Site & Building Application.....SWC Group**
Block 137 Lots 4,5,6,7

Mr and Mrs Huston presented their revised drawings for the construction of a restaurant/wine bar at the southwest corner of Route 12 and Broadway. .

The Committee identified a number of concerns on the site plan at the last meeting which the applicant and General Contractor agreed to change. Upon review of the revised drawings, there were still a number of items unresolved which the applicants agreed to take care of. Of major concern is the location of an existing power pole remaining within the parking spaces. It was noted that no parking spaces can be lost due to Ordinance requirements so this has to be resolved when the parking lot is laid out. The applicant stated that a light fixture will be mounted on the pole for general lighting. Cuts of the fixture are to be submitted for approval.

David Philips moved to approve the site plan application and John Makin seconded. The Committee voted unanimously to approve

The architectural, mechanical and electrical drawings were then reviewed. The roof top A/C units have been relocated from the roof to ground level but the range hood exhaust is still shown on the roof. The Ordinance requires screening of any mechanical units on the roof so this detail will need to be resolved.

John Makin moved to approve the building permit application and David Wagner seconded. The Committee voted unanimously to approve.

The Building Commissioner requested that the three separate sets of drawings submitted be consolidated into one set and then submit three copies of them for final approval.

**4. 4 Pleasant Building and Site Permit Application....Lapkus
Block 87 Lot 1**

The architect presented revised drawings for a three story, three bedroom house with a footprint of 24' by 34'. The site consists of one lot of 17,300 square feet which is grandfathered back to the 1984 requirement of a minimum building parcel size of 15,000 square feet.

The site contains steep slope dunes and the structure falls within ten feet of them. The Committee reviewed the submitted geotechnical report prepared by Advanced Engineering Services, dated February 15, 2018. The projects General Contractor stated that he has read the reports design recommendations and will follow them fully. He made reference to a number of similar projects he has constructed in the past. When asked about sand stockpiling, he replied that all sand will be hauled off site and brought back when needed.

Christine expressed concern about the roof drainage being 'dumped' off the rear of the structure and down the dune. David Phillips was concerned about the four foot high retaining wall being placed along the front property line as part of the septic field.

David Wagner moved to approve the site application and John Makin seconded. The vote was three to two in favor.

The architectural drawings were then reviewed and found to be in general compliance with the Ordinance. Of concern to the Committee, however, were the stairs up to the roof area. They suggested a ladder, within a closet, be used for access up to the flat roof. The architect stated that regular maintenance is needed for the two roof drains as well as the AC unit located there, and the owner feels more comfortable using the stairs instead of a ladder. The Building Commissioner stated that, under no conditions, shall the roof be used as an open deck. The drawings will be so noted and the Occupancy Permit will so state.

John Makin moved that the building permit application be approved and David Wagner seconded. The vote was 5-0 in favor.

**5. 105 W Lake Front Preliminary Site Permit Application
Block 134 Lots**

The potential buyer of the property, and the project's architect presented drawings for a proposed 2600 square foot, 3 bedroom home on a 26,000 square foot building parcel. The building parcel, consisting of four lots, fronts on both Lake Front and Fairwater

The site contains steep slope dunes and the applicant was informed of the additional steep slope ordinance requirements that would have to be fully complied with.

Access up to the building site, during the construction phase, was discussed. A temporary concrete drive was proposed, coming off of Lake Front Drive, which would then have to be removed following construction and the land restored. Construction staging off of Lake Front Drive will present problems during the summer months.

The Committee agreed that the building parcel meets the basic bulk regulations and that, assuming the final drawings fully comply with the Zoning Ordinance, a building permit could be issued. No vote was taken on this preliminary submittal

6. Projects in Construction Phase

12 W Atwater	Garage	10%
105 Januth	Shed	NS
2 W Lake Front	Ret Walls/Pool	85%
5 E Lake Front	Deck Add	NS
121 E Lake Front	Rem/Add	85%
311 E Lake Front	Open deck	95%
821 E Lake Front	Int Rem	98%
121 S McAllaster	Addition	NS
120 Montana	New Const.	60%
112 Neptune	Rem	NS
113 Oxford	Shed	50%
6 S Palmer	Raised Deck	85%
11 E Ripplewater	Screen Porch	NS
103 W Ripplewater	Int Rem	NS
6 E Stillwater	Garage	NS
22 E Stillwater	Rem / Deck	95%
3 W Stillwater	Addition/Rem	75%
111 W Stillwater	Int Rem.	70%

7. Christine Pritchett made a motion to adjourn at 11:15am and David Phillips seconded.....motion carried.

Hans Lagoni, Building Commissioner

