

Beverly Shores Building and Site Committee
Meeting Minutes
January 21 2016

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

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

1. The Minutes of the October 15 and the November 12, 2016 meetings were approved .

**2 813 Alyce Changes to Approved Drawings---Beglin
Block 185 Lots 1 & 3(p)**

The property owner, Jim Beglin, presented drawings showing a relocation of his screened porch from one side of the house to another. The new location is in compliance with set back requirements.

Ray Szarmach moved to approve the changes and it was seconded by David Wagner.

The Committee voted approval unanimously

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

The Committee met with Mr Veselcia at the site prior to the meeting in order to better understand the site conditions.

Mr Veselcia presented his site drawings for a new house. The proposed construction, however, falls within a designated wetland which is violation of Section 155.223(A)(1). In addition, the drawing showed a retaining wall along side of the driveway that is within a steep slope side yard setback which is not allowed.

After some discussion on the proposed plan, Mr Veselcia stated that he has two other possible solutions for the site.

The Committee suggested that he decide on what one he wants to proceed with and then return to the Building Site Committee for a review of that plan.

The applicant has been informed by the Building Commissioner that a special permit is required from the BZA for construction within 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.

The Building Commissioner requested that the submitted wetland drawings be replaced with copies containing the Soil Engineer's stamp on them. In addition, the site plan showing existing conditions has to be no more than two years old.

4 Discussion on Garbage Container Enclosures.

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

After some discussion, the Committee felt that perhaps it was better to inform the residents on how their containers can be moved back off the street as well as using the garbage dumpster behind the Town Hall.

The Building Commissioner will write an article for the Sand Tracks.

5 Projects in Construction Phase

4 Beach	New Const.	93%
815 Alyce	New Const	25%
121 E Lake Front	Rem/Site Work	30%
601 E Lake Front	Deck	95%
821 E Lake Front	Int Rem	95%
4 E Fairwater	Add / Rem	80%
102 Wells	Shed	95%
1 Oval	Rem	88%
2 Oval	Add / Rem	90%
5 Drexwood	Addition	60%
107 Neptune	Garage	5%
214 Davis	Rem	hold
3 W Stillwater	Add/Rem	hold

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

Hans Lagoni, Building Commissioner