

**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
FEBRUARY 2, 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, Brian O'Neil


1. Minutes – The minutes of the January 12, 2019 meeting were reviewed and approved.
2. Building Commissioner Report
 - a. Building Commissioner presented a written schedule of all outstanding building permits.
 - b. Inspections conducted in previous months:
 - i. 3 post-tree removal inspections, photos document removal.
 - ii. 315 E. Lake Front – foundation walls are coming down and will be replaced.
 - iii. 1 W US 12 – Rough-in inspection of property conducted.
 - c. Building Commissioner discussed questions received from third parties regarding whether lots are buildable or can be rezoned. Committee commented that Building Commissioner is not authorized to advise third parties on whether lots are buildable or can be rezoned. Building Commissioner recommended that all contractors, including subcontractors, be licensed. Some contractors are not licensed and are working under the license of another contractor. Building Commissioner suggested that license fees could be lowered for all contractors. A copy of the Town's property bulk regulations was distributed and a copy will be made available for residents. Committee discussed the grandfather clause exemption for requirements for size of buildable lots contained in bulk regulations when initial regulations were promulgated. As soon as the property owner sells off any part of the property, the property owner will no longer have the grandfather clause exemption.
 - d. New permits on the horizon:
 - i. Remodel
 - ii. New Permit Applications

- a) 9 South Oval – a stop order was issued until a demolition permit was obtained. NIPSCO was also not notified about the project. Demolition is now approved by Building Commissioner.
- b) 323 East Lake Front – Permit applied for remodel. Building Commissioner Pro Tem discussed the status of the remodel project. Duneland Group representative Charlie Ray presented on behalf of the owner regarding the removal of a wall and additional structural support. The motion to issue the permit made by Commissioner Lies and seconded by Commissioner Mackin was approved unanimously.
- c) 4 Shore – Deck expansion permit denied, does not meet code requirements. Presentation by Michael Ganz. Owners want to extend deck eight feet beyond the building line. Committee voted to deny the request to allow the owner to go directly to the BZA. Motion to deny the permit made by Commissioner Vliek, seconded by Commissioner Lies. Motion unanimously approved.
- d) 105 W. Marne – Permit applied for screen porch. Item just added to agenda. Michael Ganz presented. Owner wants to screen in the porch with a shed room. Committee needs to know the size of the concrete footings. Motion by Commissioner Lies, seconded by Commissioner Coughlin, to deny issuance of permit until additional information is provided. Motion approved unanimously.

3. Old Business

- a. House – 108 W Fairwater – Contractor did not appear. Official action tabled until next meeting. Discussion about project with Commissioner Mackin asking about documents (geotechnical report, septic, drainage drawings, site plan). Charlie Ray commented that all structural information is available.
 - b. Discussion about project at 4 Pleasant that there will need to be a review of the landscape plan to restore the landscape of the dune after completion of the project. The restoration plan as submitted may not be adequate to restore the property to prevent damage to the dune.
4. Forms – Building Commissioner discussed use of forms he provided to be used for the permitting process by applicants that would be utilized in conjunction with the permit issuance and be included with the permit application documents. Town Council Liaison O'Neil will take to the Town Council to see if forms can be approved for official use.

Meeting adjourned at 10:05 a.m.


3-9-19