

**Beverly Shores Building and Site Committee**  
**Meeting Minutes**  
**September 16, 2017**

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

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

**1. The Minutes of the August 5, 2017 meeting were approved. .**

**2. 821 E Lake Front Site & Building Application....Taylor**

The property owner, Mr. Taylor, presented his drawings for a two story garage adjacent to his home. The site is within a steep slope dune so all of the additional steep slope requirements will need to be complied with.

After review of the structural drawings, it was seen that they are incomplete and will need to be resubmitted. In addition, the site plan needs to show what trees are scheduled to be removed.

It was not clear if the two lots have been joined into one building parcel so this needs to be clarified.

The installation of the piers and lagging are critical to the stability of the dune so the Committee requested a written narrative from the installing contractor. In addition, his presence at the next Building meeting is requested so he may respond to any questions the Committee may ask.

**3 413 E Lake Front Site & Building Application...Sally Bagnell**

Sally Bagnell and Scott Viek, representing the property owner George Bagnell, presented drawings for an inclined elevator to be installed adjacent to the house.

After some discussion, it was noted that the structure falls within the 15 foot side yard setback which is a violation of the Zoning Ordinance. In addition, it projects into the street right-of-way which would require approval from the town council

Scott Vlick presented a copy of an Application for Request for Reasonable Accommodation since one of the residents has a disability limiting mobility.

The Building Commissioner will review the document with the town's attorney.

**4. 106 Neptune Building Without a Permit....Rychlik**

Mike Rychlik came before the Committee following a 'stop work' order that was issued to him for starting construction without a permit.

Following a discussion on the issue, David Wagner moved that in accordance with Section 155.059 (H), a fine of \$500 is to be assessed against Mr. Rychlik in addition to a \$50 fine which is double the amount of his application fee.

John Mackin seconded the motion and it passed unanimously.

The Committee then reviewed the drawings of his project and found them to be in compliance with the Zoning Ordinance. John Mackin moved that the application be approved, consisting of six pages of drawings, and David Wagner seconded. The motion was approved unanimously

**5. 6 S Palmer Site & Building Application.....Jackson**

Evelyn Jackson presented her drawings for a raised deck that will be attached to her house.

The Committee found the project to be in compliance with the Zoning Ordinance but requested additional structural information that will be reviewed at the next meeting of the Committee.

**6. 21 W Stillwater Fence Ordinance Violation....Hood**

A Notice of Violation letter, dated September 7, 2017, was sent to Mr. and Mrs. Hood dealing with their non-compliant fence installation (permit B17-04). The issue has been turned over to the town attorney.

**7. 215 Davis Occupancy Permit.....Wehner**

The Building Commissioner reported that he conducted a final inspection on September 15, 2017 in order to issue a Certificate of Occupancy for the new, two bedroom residence.

The approved drawings showed a covered porch; however, it was constructed as a screened porch. In addition, the agreement was that the new construction would follow the footprint of the original structure. Since a screened porch is considered as a room with its floor area counting as occupied space, it will increase the footprint of the structure.

The Building Commissioner informed the owner that a Certificate of Occupancy could not be issued unless the screening was removed.

Mr. Tom Wehner, the property owner, asked for this requirement to be waived since there would be a cost involved in removing the screening and he was sure that he'll receive approval for it in the near future.

The Building Commissioner stated that a permit could not be issued with zoning violations and Mr. Wehner would have to go to the BZA to obtain a variance.

Mr. Wehner stated he would remove the screening,

**8. Projects in Construction Phase**

821 E Lake Front	Int Rem	98%
4 S Palmer	Add/Rem	85%
23 S Shore	Int Rem	25%
3 W Stillwater	Add/Rem	15%
15 W Marne	Garage	30%
111 W Stillwater	Int Rem.	5%
103 W Ripplewater	Int Rem	0%

214 Idler	Shed/Deck	0%
105 Januth	Shed	0%
120 Montana	New Const.	0%

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

**Hans Lagoni, Building Commissioner**