

Beverly Shores Building and Site Committee
Meeting Minutes
July 1, 2017

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

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

1. The Minutes of the March 11, 2017 meeting were approved. .

2. 105 S Januth Site Plan Application----Evans
Block 78 Lots 24-25

The property owner, Mr Evans, presented his site plan showing his proposed location for a wood shop shed. He stated that he selected the location in an effort to remove as few trees as possible and to place it out of the view from their home living space.

The Building Commissioner stated that the shed, as shown, falls well within the 15 foot side yard setback, and therefore could not be approved.

A few other locations were discussed. with one site, closer to the street, that met Mr. Evans’ requirements. He stated that he will revise his drawing and submit it at the August meeting, along with drawings of the shed itself.

3 Broadway / Route 12 Site Plan Preliminary Review...SWC Group

Mr. Jim Lyons, developer for the project, presented site plan drawings for the Committee’s review and comments.

Major issues discussed were:

Alley...need to receive approval from the Town Council to ‘open’ the alley. The Committee felt that the alley will need to be made available for future use by the four lots to the west of this site. The retaining wall shown across it at the west end will need to be removed. Following the meeting, the Building Commissioner met with the Town Marshal who wants the alley to be installed to the west end of the site making it available for future extension to the west lots.

Front Yard Set Back.....Section 155.112 (C) calls for a 30’ front yard. After the meeting, the Building Commissioner reviewed the Zoning Ordinance ‘definitions and under “Lot Line, Front”, it states, “Any lot line which is a street line except in the case of a corner lot, the front line is the longer of the 2 intersecting lines.” Based upon this, Route 12 will be considered as the front. The structure is shown as 30’-1 1/2” from this line and is in compliance..

Parking Requirement .the drawing shows twenty- five spaces, including two handicapped stalls. The Ordinance requires one space for every 200 sf and one space for each staff on duty. This extends out to eighteen plus four or twenty –two spaces. The two ADA spaces meet the ordinance requirements.

Parking Adjacent to Broadway....the drawing shows five spaces coming perpendicular off of Broadway which would require them to back out into traffic.

The Building Commissioner reviewed this with the Town Marshal after the meeting and she feels this is an unsafe condition and should not be allowed. An alternate plan needs to be submitted for review, including the possibility of reducing the number of spaces to the required twenty- two as well as diagonal parking.

Existing Trees..... drawing 2 of 10 identifies the existing trees within the property lines but does not show those in the alley or in the area to the north and east of the site. A drawing indicating what trees will be removed, due to construction, will be required. Efforts should be made to save as many trees as possible.

Landscaping Plan...a landscaping plan will be required in the final application submittal. See section 155.09 (F).

Street Address.....the Town Clerk issues the official street address. This is generally the street from which you enter the site. In this case, it is Broadway.

An Ordinance requirement that was not discussed during the meeting.

Landscaping Strip 155.09 (L) calls for a six foot wide landscaping strip located between the parking lot and the property line. Currently, this is not shown.

There was a discussion pertaining to the four entry ways into the building but no decision was made. The screened in porch area will count as occupied space.

The applicant was informed that the next meeting of the Building Committee will be on August 5, 2017

4. **21 W Stillwater Fence Ordinance Violation....Hood**

A fence permit (07-04) was issued to Debbie Hood in March for a six foot high. 4” wood picket fence. The permit application included a sketch showing an open space between the pickets equal to the width of the picket. This was in compliance with the Ordinance which requires that no more than fifty percent of the fence shall be opaque.

Shortly after True Line Fence completed the installation, in conformance with the permit application, the owner installed another layer of wood pickets on the interior side of the fence. This closed off the fence making it almost 100% opaque.

A letter was sent to Mr & Mrs Hood on June 18 informing them of the non-compliance issue

5. Projects in Construction Phase

4 Beach	New Const.	99%
815 Alyce	New Const	Occupancy Granted
121 E Lake Front	Rem/Site Work	85%
601 E Lake Front	Deck	95%
821 E Lake Front	Int Rem	98%
4 E Fairwater	Add / Rem	95%
10 Oval	Shed Rem	35%
5 Drexwood	Screened Porch	95%
214 Davis	Rem	75%
4 S Palmer	Add/Rem	75%
23 S Shore	Int Rem	25%
3 W Stillwater	Add/Rem	15%
111 W Stillwater	Rem.	0%
103 W Ripplewater	Int Rem	0%
15 W Marne	Garage	0%

David Wagner made a motion to adjourn at 10:15am
John Mackin seconded.....motion carried

Hans Lagoni, Building Commissioner