

LONG BEACH BUILDING COMMISSION

Meeting Minutes

January 13, 2017

APPROVED
2/10/17

Call to Order by: Larry Wall @ 1:03 pm

Roll Call: Joe Jogmen
 Robert Lemay
 Peter Byvoets
 Lou Mellen
 Lawrence P Wall

Approval of minutes from previous meeting:

December 9th meeting minute acceptance

Motion: P Byvoets

Second: R LEmay

Vote Yay 4 Nay ___ Abstain ___

Carried

Commissioners report:

1. Report/spreadsheet/data –
 - a. December Summary
 - i. ___ permits with construction costs of \$670,482.00
 - ii. Fees ---\$4,590.00
2. Madison property update: Sold – Demolition is pending – Demo permit has been sent in
3. Received 95 calls on permits and or information requests
4. Completed ___ site visits/inspections.
5. DNR floodplain workshop 2/9/17

Old Business

1. Long Beach Country Club Parking Proposal review
 - a. 154.078 off street parking requirements
2. 2908 LSD permit.
 - a. Update on vacated land borders? Size?
 - b. New site plan submitted by owner's representative We will need legal advice on qualifications listed on new survey.
 - c. Commission requested update to survey with 'common law water mark' noted on site plan
3. Software – Webinar completed

- a. Need to decide on purchase and implementation
 - b. Go ahead with purchase
4. 2105 Oriole Trail – any updates on site plan and coverage
 - a. Lou will watch for activity
 5. 2738 Floral Trail
 - a. Lou found permit for stone wall work had been issued.
 - b. Next step – Lou will monitor and check with Falatovis on what is to be done.
 6. 2829 LSD – Lou met with Contractor and is monitoring job

New Business

1. 1412 LSD Chalik – demo house, septic and related structures, build new home.
 - a. Still in review
2. 2909 Belle Plain – Hearth & home fireplace installation - Approved
3. 2031 LSD – Jensen – Deck replacement – Approved with receipt of site plan
4. 2301 Larchmont – Turnbull/Leahy – Interior renovation/deck replacement/fence installation - Approved
5. 2018 Juneway Drive – Walker – Cermak New deck
 - a. Septic location issues – Ray Cermak will get septic location and approval from LaPorte County
1. Discussion about septic site plans.
 - a. Motion by J Jogmen
 - b. 2nd by R Lemay
 - i. If any work requires a change in footprint or any new construction items 1-7 on the attached checklist must be completed & any new construction with a pre-approved or installed septic system must have a current release from the LaPorte county Health department. The septic system must be shown and dimensioned on a current survey and site plan.
 - ii. Yay 3 Nat 0 Carried

The following were received after the 1/5/17 cut off date

2. **2311 Grassmere – Stanton – Werner (contractor) bedroom and bath addition in basement**
 - a. **Need LaPorte County Health approval on septic because of added bedroom**
3. **2618 Hermoine – Scott – Jacobs (contractor) Interior renovation-**
 - a. **May need more info Lou will meet with contractor Jacobs**
4. **2928 Oriole Trail – Pyramid properties – demo house. (Madison property)**
 - a. **Approved**
5. **2209 Maryben – Burke – remove deck, install new deck at same location, remove stairs-change stair location. Remove concrete slab/replace slab. 90% of work is over rear setback**
 - a. **Drawings show removing other concrete drives and replacing with pavers, drawings also show new walks?**
 - b. **Approved with no new stairs and deck must be exact as existing footprint**
6. **Request for public notice for all pending permit applications.**
 - a. **Pending permits will be posted on website**
7. **Request from street dept to add need for street cut permit to our tic list.**
 - a. **Will add to list**
8. **Standard procedure for notification of contractors of permit approval and where they pick them up.**
 - a. **Permit cards will be given to Lou. Lou will meet with contractors on site to deliver permit cards and go over job**
9. **Standard procedure for variance requests.**
 - a. **Direct inquiries to 154.155 – BZA info**
10. **LBCA Letters read in public meeting – letters attached (3 each-12 pages)**
 - a. **Surveys/site plans for lakefront improvements must include the current 'common law' OWM**
 - b. **Discussion about septic being located 50' from OHWM. Pete stated that the state is now involved on any septic system installation/permit before LaPorte County Health Dept. can approve.**
11. **Discussion about subdivision of properties. It was determined that this is an APC issue.**
12. **Kowalski property permit and material storage issues. Lou will talk to Mr. Kowalski about getting a permit and establishing a finish date.**

Public Comment

Next Meeting scheduled for February 10th 2017 @ 1:00 pm

Adjournment: Motion: P Byvoets

Second Joe Jogmen

Yay _4 Nay ___0___ Carried

Meeting Adjourned @ _____pm

Septic permits and the building commission

Met with Mancuso and Landers; here is the result

Though I do not agree with their position (#2) we have little leverage

1. LP County Health Dept is charged with issuing operating permits and inspection of site at time of install of the new system.
2. An initial permit request for a septic system must include a site plan (footprint) and specs such and number of bedrooms. If there are any deviations from the original submission then the permit will be revoked.
3. Septic fields are to be staked out from the moment of permit application and are to remain staked until construction is complete.
4. Though they acknowledge that later construction on the site may impact a septic system they have neither the will nor the manpower to inspect all such activity. They will only do onsite inspection if a system fails.
5. They agree that if we wish to require certain additional 'septic' information of a building permit applicant that they will not object.
6. For any increase in lot coverage. We may request that the applicant acquire from the LP County Health Dept. a record of the installation on file and if none exists require that an IOPA installer do a 'survey' of the septic system to scale.
7. We may require that the applicant for a building permit provide a drawing to scale regarding the location of the system. This can include (at our discretion) more than just 'access' points to the system. We may require the "probing" of the system to determine its extent, i.e. a septic field.

IF WORK INVOLVES A CHANGE IN FOOTPRINT OR NEW CONSTRUCTION MUST HAVE - ITEMS 1 - 7 COMPLETED

NOTION - IOWEN
DUB RILEY

YAY 3 MAY 0

IF ANY NEW CONSTRUCTION w/ PRE-APPROVED SEPTIC WE MUST SEE SET OF PLANS USED FOR SEPTIC PLAN