

The Beverly Shores Plan Commission met in a regular meeting at the Beverly Shores Administration Building, 500 S. Broadway, Beverly Shores, Indiana on Monday, July 1, 2024 at 6:30 PM.

CALL TO ORDER

ROLL CALL

Present:

Donna Norkus

Sharon Carnes

John Jannsen

Joe Kapacinskaskas

Erik Olson

David Phelps

Larry Stanton

TITLE VI SURVEY

Title VI Survey is available on the town website.

APPROVAL OF THE MINUTES

Motion for approval of the June 3, 2024 by Commissioner Stanton and seconded by Commissioner Norkus.

The minutes were amended as requested by Commissioner Kapacinskaskas and a vote for approval was taken on the amended minutes.

(Yes) Donna Norkus, Erik Olson, John Jannsen, Joe Kapacinskaskas, Sharon Carnes, David Phelps, Larry Stanton

(No) None

OLD BUSINESS

- Status of the Transit Development District (TDD)

Commissioner Phelps - Beverly Shores Town Council TDD Representative Geof Benson met with Town of Pines TDD Representative Tammy Watkins. The Town of Pines would like to explore the possibility of a TDD with Beverly Shores. The next step is development of proposed TDD boundaries by the RDA consultant. Both town councils will review the proposed boundaries and discuss next steps.

- National Fish and Wildlife Foundation Lakeshore Grants

Commissioner Norkus – Beverly Shores was invited to submit a full proposal due July 2, 2024. Letters of support were procured from the ABSR Community Foundation, Environmental Restoration Group (ERG), Save the Dunes, and the Northern Indiana Regional Planning Committee (NIRPC).

- Deletion of Obsolete Building Code 152.02(B)

Attorney Nolan emailed an opinion of the changes.

Motion by Commissioner Olson, requesting Attorney Nolan draft the recommended changes to the Beverly Shores Town ordinance 152.02 to reflect the respective state rules, deleting subsections 1-7 of 1520.02 (B). Commissioner Carnes seconded the motion.

(Yes) Erik Olson, John Janssen, Joe Kapacinskis, Sharon Carnes, David Phelps, Larry Stanton

(No) Donna Norkus

- Discussion of Comprehensive Plan Priorities 1,8,12,13,14

#1 The Beverly Shores community's most significant characteristic, its low population density, results from the Town's unique physical setting and physical site conditions and requires the maintenance of the 20,000 square foot minimum building parcel size with appropriate soil characteristics to permit adequate drainage and minimize damage to the fragile dunes' topography. The Town should commit the resources necessary to maintain the Town's capacity to enforce the Building and Zoning Codes.

Discussion ensued regarding the effect of sewers on the 20,000 sq. foot lot requirement. Minimum lot size requirements are in effect in many communities and should not be tied to the issue of septic systems. The 20,000 minimum lot size is the #1 goal in the Plan Commission Recommendations. The Comprehensive Plan provides a good structure on this issue and the Plan Commission will remain vigilant on this point.

#8 The Town should develop a short-term and long-term plan to increase access to Town-owned beaches, including East Lake Shore Park, and continue to maintain Town parks, beaches, and trails.

Commissioner Stanton stated that the Parks and Recreation Committee doesn't administer the East Lake Shore Park site. Discussion ensued about strategies to make this area more accessible to residents, specifically a permit only parking area. However, until existing beaches are made more resilient it is hard to justify investment in East Lake Shore Park.

Commissioner Kapacinskas will contact Marshal Clapp about the policing impacts of adding permit parking at East Lake Shore Park.

The Comprehensive Plan contains a recommendation to appoint a Lake Shore Monitor. Commissioner Stanton will create a draft position description for Lake Shore Monitor in an effort to move this recommendation forward.

#12 The Town should work with NIPSCO to identify and update weak links in the power grid and bury power lines where feasible to help alleviate the number of power outages.

Commissioner Phelps reported that NIPSCO contracted with Townsend Tree Service for tree removal and trimming in Beverly Shores. Work is scheduled to begin next week. Unless otherwise requested by a homeowner, Townsend Tree Service will remove logs and dispose of wood chips off-site.

#13 Although the Town cannot control the public school designated for Beverly Shores residents, the Town should work to increase K-12 public school options for Beverly Shores students and should encourage volunteer activities to continue to improve the Michigan City schools.

Friends of Beverly Shores (FOBS) and the Dunes Women's Club volunteer at Pines school. Public school options (Michigan City Area Schools and Duneland Schools) were discussed. Commissioner Stanton will contact Kids of Beverly Shores (KOBS) to get information on where Beverly Shores children attend school.

#14 The Town should consider changes in traffic patterns and parking during summer months to address increased National Park traffic. The Town should work with the National Park on support for road maintenance, parking and traffic management.

Commissioner Phelps reported that the National Park Service (NPS) and the Indiana State Park as well as Beverly Shores are involved in discussions to improve safety at Kemil Rd. and Lakefront Drive. Additionally, the NPS is in contact with the Federal Highway Administration.

The safety of bicyclists and pedestrians is a longstanding problem and was discussed with the previous NPS administration. While there is a new administration the same funding constraints remain. Discussion ensued about the feasibility of creating one-way traffic flows on either West Lake Front Drive or

East Lake Front Drive in the summer. Commissioner Kapacinskaskas will ask Marshall Clapp about short term recommendation on this subject.

NEW BUSINESS

- Contractor Issues

Building Commissioner Wagner reported that Attorney Nolan is reviewing the process for determining violations of the building code and subsequent fines. Discussion ensued about the Contractor Registration process and ways to inform residents about contractor registration status. Currently, the Town Clerk provides that information to residents when requested.

- Hearing Authority for Unsafe Buildings

Attorney Nolan started the notification process. The Plan Commission is the Hearing Authority for this process. Commissioner Kapacinskaskas asked Building Commissioner Wagner to keep the Plan Commission apprised of the progress.

PUBLIC COMMENT

None

COMMISSIONER COMMENTS

- Commissioner Kapacinskaskas noted that the September Plan Commission Meeting is scheduled for Labor Day. Plans to cancel or reschedule the meeting will be discussed in August.

ADJOURNMENT

- Motion for adjournment by Commissioner Norkus and seconded by Commissioner Olson
(Yes) Donna Norkus, Sharon Carnes, John Jannsen, Erik Olson, Larry Stanton, Joe Kapacinskaskas, David Phelps
(No) None

With no further business, President Kapacinskaskas declared the meeting adjourned at 8:15 PM.