

The Beverly Shores Plan Commission met in a regular meeting at the Beverly Shores Administration Building, 500 S. Broadway, Beverly Shores, Indiana on Monday, August 5, 2024 at 6:30 PM.

CALL TO ORDER

ROLL CALL

Present:

Donna Norkus

Sharon Carnes

Joe Kapacinskis

Erik Olson

David Phelps

Larry Stanton

Absent:

John Janssen

TITLE VI SURVEY

Title VI Survey is available on the town website.

APPROVAL OF THE MINUTES

Motion for approval of the July 1, 2024 minutes by Commissioner Norkus and seconded by Commissioner Olson.

(Yes) Donna Norkus, Sharon Carnes, Joe Kapacinskis, Erik Olson, David Phelps, Larry Stanton

(No) - None

OLD BUSINESS

- Status of the Transit Development District (TDD)

Commissioner Phelps reported both Beverly Shores and Town of Pines Town Councils voted to send a letter to the RDA indicating their support. The RDA will create a map and submit it to the Town of Pines and Beverly Shores Town Councils for approval. This process may take several months.

- Lakeshore Grants

Commissioner Norkus reported that the a full proposal was submitted for the National Fish and Wildlife Coastal Resilience.

Commissioner Norkus reported that the Beverly Shores application for the FEMA BRIC grant was selected for further review.

- Deletion of Obsolete Building Code 152.02(B)

Attorney Nolan submitted the requested proposed draft ordinance to revise § 152.02(B) to remove the specific editions of the various building codes from the 1970s and early 1980s, and make the current version of the state code the applicable code for the Town.

Discussion ensued about the drawback to this approach. Two copies of the applicable codes must be kept on hand by the Clerk. So, depending on the cycle of revisions and updates maintaining a current version could be an issue. Another issue is possible costs to obtain the state codes. Commissioner Stanton stated that the Plan Commission is only making a recommendation based on information presented by the Building and Building Site Committee. The Town Council can decide if the costs and additional administrative work associated with the change are reasonable.

Commissioner Olson pointed out a scrivener's error in the document. Attorney Nolan will be asked to correct the ordinance title.

A motion for approval as amended was made by Commissioner Stanton, seconded by Commissioner Olson.

(Yes) Donna Norkus, Sharon Carnes, Joe Kapacinkas, Erik Olson, David Phelps, Larry Stanton

(No) None.

- Follow-up on Comprehensive Plan Priorities

#8 – Description of the Lake Monitor position; East Lake Park access

Commissioner Stanton provided a draft of the Lake Shore Monitor position description.

Specific duties:

- Identify measures of lakefront and beach stability, regularly collect data on the measures, and maintain a data base of lakefront and beach conditions
- Monitor the impact of social paths on dune stability
- Provide town government with information to inform decision making regarding the lakefront and beaches
- Support coastal resilience fundraising efforts

Discussion ensued about the need to define the town government entities that should be informed of the decision making. There was discussion about whether this will be a paid position or a volunteer and the specific skills required. Commissioner Phelps pointed out that the Plan Commission makes a

recommendation but ultimately the Town Council will make a decision on the specific requirements.

Commissioner Olson made a motion to recommend the Lakeshore Monitor position description to the Town Council for approval. Commissioner Carnes seconded.

(Yes) Donna Norkus, Sharon Carnes, Joe Kapacinskas, Erik Olson, David Phelps, Larry Stanton

(No) None.

East Lake Park Rd. Access

Commissioner Kapacinskas distributed photos of the East Lake Park Rd. access site. He met with Marshall Clapp concerning the road and gate. A combination lock was installed and the National Park Service and the Beverly Shores Police Department have the combination.

Discussion ensued about providing parking to Beverly Shores residents at the site. Marshall Clapp is not opposed to providing more access to the area, but there are no immediate plans to provide parking.

#13 – Kids of Beverly Shores (KOBS) input

Commissioner Stanton reported that Janene Jonas is no longer the leader of KOBS. Annaliese McSweeney and Jen Marler are the new leaders. The update is pending information from the new leaders.

#14 – Marshall's input on traffic issues

Commissioner Kapacinskas met with Marshall Clapp concerning parking issues and holiday congestion. It was suggested that better, more visible signage is needed. Commissioner Norkus stated that the Town Council is awaiting a sign inventory.

Discussion ensued about the time frame for updating the Plan Priorities. The Plan Commission will review their responsibilities and action items in at the November meeting in anticipation of the January report to the Town Council.

- Unsafe Building Hearing

Discussion ensued regarding scheduling a public hearing concerning the unsafe building at 214 Siesta. The September Plan Commission meeting conflicts with Labor Day. The September meeting will be cancelled and the public hearing will be conducted

during the regular meeting of the Plan Commission on October 7, 2024. Commissioner Kapacinskaskas will inform Attorney Nolan of the date.

NEW BUSINESS

None.

PUBLIC COMMENT

John Macklin – 204 Quigley Ave. Mr. Macklin stated that the Plan Commission needs to stay apprised of the proposed Transit Oriented Development (TDD). He expressed his concern about the lack of ordinances for multi-family dwellings. Commissioner Kapacinskaskas replied that the TDD is on the agenda at every meeting and the Beverly Shores Comprehensive Plan is a guide for future development.

Mr. Macklin asked to present his plan for his property and Commissioner Kapacinskaskas stated that Mr. Macklin could be added to a future agenda.

ADJOURNMENT

- Motion for adjournment by Commissioner Norkus and seconded by Commissioner Stanton.

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

(No) None

With no further business, President Kapacinskaskas declared the meeting adjourned at 7:40 PM.

NEXT MEETING

Next Plan Commission meeting is Oct 7, 2024.