

The Beverly Shores Plan Commission met in a regular meeting at the Beverly Shores Administration Building, 500 S. Broadway, Beverly Shores, Indiana on Monday, October 7, 2024 at 6:30 PM.

### CALL TO ORDER

### ROLL CALL

Present:

Donna Norkus  
Sharon Carnes  
Joe Kapacinskas  
Erik Olson  
David Phelps  
Larry Stanton  
John Jannsen

Absent:

None

### TITLE VI SURVEY

Title VI Survey is available on the town website.

### APPROVAL OF THE MINUTES

Motion for approval of the August 8, 2024 minutes by Commissioner Norkus with one change to the adjournment vote and seconded by Commissioner Jannsen.

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

(No) – None

### OLD BUSINESS

- Status of the Transit Development District (TDD)

Commissioner Phelps - No updates till January 2025.

- Lakeshore Grants

Commissioner Norkus reported that the Lake Michigan Coastal Program Grant for \$78,000 has been approved. There are no requirements for matching funds. The grant will be used for engineering work on the east end of the lakefront erosion project.

- Lakeshore Monitor

Commissioner Phelps - No update on Lakeshore Monitor position. President Kapacinskas stated that this will be discussed at next month's meeting.

### NEW BUSINESS

Commissioner Phelps reported that the Town Council had a discussion regarding garbage pick-up and parking stickers for non-residents and would like the Plan Commission to review the request. The relevant ordinances are 51.01, 02, and 03 and they do not allow for services for non-residents. Commissioner Kapacinskas asked that the Commission review the ordinances for the November meeting in preparation for a discussion. Commissioners Norkus will work with Town Clerk Hundt to provide more information to Plan Commission members.

### PUBLIC HEARING

- Unsafe building at 214 Siesta

Building Commissioner David Wagner stated that the owner was notified by certified letter that the building must be repaired or demolished by the hearing date. He stated that the building has fallen into disrepair, has no utility service, is unsafe and has trash throughout the yard. The home is vacant.

President Kapacinskas stated that following the discussion the Plan Commission could affirm the order, modify the order, rescind the order, or continue the hearing.

The homeowner, Gail Biskis, agreed that one part of the home is in rough shape. She has contacted a contractor and has estimates to replace the roof and restore or demolish an attached bedroom and will have an electrician address electrical issues. She stated that the back taxes were paid.

Discussion ensued between Ms. Biskis and Building Commissioner Wagner about the extent of the repairs.

Discussion ensued amongst the Plan Commission about the need to have any repairs completed by registered contractors, building permits issued, and trash removed. It was also suggested that the Building Commissioner Wagner meet with the owner and the contractor to determine the extent of the repairs.

Commissioner Olson made the motion to continue the hearing until November 4, 2024 Plan Commission meeting with the following conditions:

Clean up trash and debris,

Allow and schedule a building site visit with the owner, contractor, and building commissioner,

Complete the application for the building permit.

These conditions are to be met by November 4, 2024.

Commissioner Norkus seconded the motion.

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

### PUBLIC COMMENT

- John Macklin – 204 Quigley Ave. Discussion ensued about a presentation concerning his plans for his property and the proposed TDD and whether it should be an agenda item or part of public comment.

- Mary Szpur - 205 E Siesta. Commented about the safety issues at 214 Siesta.

- Jay Fahn - 425 E Roberts. Commented about possible fire regulation violations at 214 Siesta.

### ADJOURNMENT

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

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

(No) None

With no further business, President Kapacinskas declared the meeting adjourned at 7:36 PM.

### NEXT MEETING

Next Plan Commission meeting is November 4, 2024 at the Community House 40 W. Service Ave. at 6:30.