

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

### CALL TO ORDER

### ROLL CALL

Present:

Donna Norkus

Sharon Carnes

John Janssen

Joe Kapacinskaskas

Erik Olson

David Phelps (Virtual)

Larry Stanton (Virtual)

### TITLE VI SURVEY

Title VI Survey is available on the town website.

### APPROVAL OF THE MINUTES

President Kapacinskaskas entertained a motion for approval of the March 4, 2024 minutes.

Motion for approval by Commissioner Jansenn and seconded by Commissioner Norkus

(Yes) Donna Norkus, Erik Olson, John Janssen , David Phelps, Joe Kapacinskaskas

(No) None

(Abstain) Sharon Carnes

Note that Larry Stanton joined the meeting virtually at 6:35.

### OLD BUSINESS

David Phelps reported that the annual update on the Comprehensive Plan required by state statute was accepted unanimously by the Town Council.

The Town Council requested that a working group be established to identify priorities, accountability, and responsibility on the 14 recommendations in the Comprehensive Plan. The Town Council proposed creating a joint sub-committee of the Town Council and Plan Commission with Geof Benson and Candice Peterson representing the Town Council.

- The Plan Commission concurred with the proposal of forming a joint sub-committee.
- Commissioner Jansenn, Commissioner Carnes, and Commissioner Stanton volunteered to join the sub-committee as Plan Commission members.
- Commissioner Kapacinskaskas moved to name Commissioner Jansenn, Commissioner Carnes, and Commissioner Stanton as the Plan Commission members on the Committee to Advance the Progress Report. Commission Olson seconded.  
(Yes) Donna Norkus, Sharon Carnes, Erik Olson, John Janssen , Larry Stanton, Joe Kapacinskaskas  
(No) None  
(Abstain) David Phelps (3<sup>rd</sup> consecutive remote meeting, not permitted to vote)
- The sub-committee to Advance the Progress Report tentatively scheduled a public meeting for April 23, 2024 at 6:30 PM in the Beverly Shores Administration Building contingent on the availability of the Town Council representatives.
- Members of the sub-committee to Advance the Progress Report and regular Plan Commission members were encouraged to attend the April 3, 2024 Pines Town Council Meeting to hear a presentation on Transit Development Districts (TDD) given by the Regional Development Authority (RDA). The EPA will also present information on soil testing at this meeting.
- Neither the Town of Pines nor Beverly Shores can establish a TDD on its own. A subsequent meeting will be held April 24 (time and location TBA) for a joint discussion with the Town of Pines and Beverly Shores on the TDD. Geof Benson is the Beverly Shores Town Council representative on the RDA and would facilitate any conversations surrounding the TDD.

Discussion ensued regarding the recent passage of HB 1108 establishing state requirements for steep slope development. Larry Stanton will reach out to Senator Rodney Pol to discuss any effects this new law may have for beachfront communities.

### NEW BUSINESS

Commissioner Kapacinskaskas received email from the Building and Building Site Committee President Scott Vliek regarding alignment of Beverly Shores building code ordinances with Indiana State Building Code suggesting that Beverly Shores

ordinances adopt State Code by reference, eliminating the date. That provision may already exist in town ordinances.

- Commissioner Kapacinskas will consult former Plan Commissioner Greg Lyman for clarification.

#### ADJOURNMENT

President Kapacinskas entertained a motion to adjourn.

Motion for approval by Commissioner Carnes and seconded by Commissioner Olson.

(Yes) Donna Norkus, Sharon Carnes, John Janssen, Erik Olson, Larry Stanton, Joe Kapacinskas

(No) None

(Abstain) David Phelps (3<sup>rd</sup> consecutive remote meeting, not permitted to vote)

With no further business, President Kapacinskas declared the meeting adjourned at approximately 7:10 PM.

#### NEXT MEETING

Next Plan Commission meeting is Monday, May 6, 2024.