

Minutes February 2, 2026

The Beverly Shores Plan Commission met in a regular meeting at the Beverly Shores Administration Building, 500 S. Broadway, Beverly Shores, Indiana on Monday, February 2, 2026, at 6:30 PM.

CALL TO ORDER

ROLL CALL

Present: Donna Norkus, Sharon Carnes, John Janssen, Joe Kapacinkas, Erik Olson,
David Phelps

Absent: Larry Stanton

TITLE VI SURVEY

Title VI Survey is available on the town website.

APPROVAL OF THE MINUTES

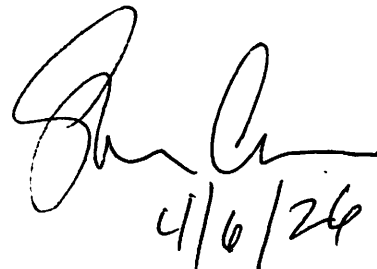
Motion for approval of December 1, 2025, minutes by Commissioner Phelps and seconded by Commissioner Carnes.

Vote for approval of minutes as follows:

(Yes) Donna Norkus, Erik Olson, John Janssen, Joe Kapacinkas, Sharon Carnes,
David Phelps

(No) None

Absent: Larry Stanton



4/6/26

There were no changes or additions to the agenda recommended for this meeting.

ELECTION OF OFFICERS

Commissioner Norkus nominated Commissioner Sharon Carnes for President. Erik Olson seconded the motion.

Vote for approval of Commissioner Carnes for President as follows:

(Yes) Donna Norkus, Erik Olson, John Jannsen, Joe Kapacinskas, Sharon Carnes,

David Phelps

(No) None

President Elect Carnes nominated Commissioner Joe Kapacinskas for Vice President. Erik Olson seconded the motion.

Vote for approval of Commissioner Kapacinskas for Vice President as follows:

(Yes) Donna Norkus, Erik Olson, John Jannsen, Joe Kapacinskas, Sharon Carnes,

David Phelps

(No) None

Commissioner John Jannsen will continue as Commission Secretary for the year 2026.

OLD BUSINESS

Status of pending petitions for subdivisions

There is only one petition for subdivision still active at this point. That is the petition filed by the Loftus family, regarding the Loftus family property at 317 E Ripplewater. That petition was sent to the Building Committee for technical review. The Building Committee did not approve the petition, and the Petitioner has been sent to the Board of Zoning Appeals (BZA) for a variance and possible fines. According to Commissioner Erik Olson, who is also a member of the BZA, a fine of \$2500 was assessed and the petition was approved. Once all paperwork has been completed and signed, the petition will be submitted for final technical review and/or the petitioner could submit an amended petition for subdivision to the Plan Commission.

Review of the Town Comprehensive Plan, specifically the preparation of the 2025 Annual Progress Report

Commissioner Norkus mentioned some communication that she had with Commissioner Stanton regarding a couple of additions to items 1 and 4 of the annual Progress report regarding the number of BZA decisions and ongoing progress regarding grants. Commissioner Stanton was able to join the meeting remotely at this point, although intermittently due to connection issues. Commissioner Phelps added that he had received a commitment from Michigan City Water Works to help Beverly Shores determine which properties had transitioned to municipal water and which ones were still on wells. This was noted in our item 11.

A motion was made by Commissioner Joe Kapacinkas and seconded by Commissioner Erik Olson as follows.

Motion to: Add the changes to the 2025 Annual Progress Report as recommended and forward the changes to the Town Council for consideration at their next meeting.

Vote for approval of motion as follows:

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

(No) None

NEW BUSINESS

No new business

Public Comment

Resident John Macklin, of 204 Quigley, commented that he felt including portions of US12 in the TDD could be financially beneficial to the Town.

ADJOURNMENT

- Motion for adjournment by Commissioner Olson and seconded by Commissioner

Norkus

(Yes) Donna Norkus, Sharon Carnes, John Jannsen, Erik Olson, Joe

Kapacinskas, David Phelps, Larry Stanton

(No) None

With no further business, President Sharon Carnes declared the meeting adjourned at 6:52pm.

The next scheduled meeting of the Plan Commission will be Monday, March 2, 2026, at 6:30pm.