

## **Minutes February 5, 2025**

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 3, 2025  
at 6:30 PM.

### **CALL TO ORDER**

### **ROLL CALL**

Present: Donna Norkus, Sharon Carnes, John Jannsen, Joe Kapacinkas, Erik Olson,  
David Phelps (virtual)  
Absent: Larry Stanton

### **ELECTION OF OFFICERS**

#### **President**

John Jannsen nominates Joe Kapacinkas as president. 2<sup>nd</sup> by Erik Olson. No other nominations.

Voting as follows:

In favor: David Phelps, Donna Norkus, Sharon Carnes, John Jannsen, Erik Olson

Abstained: Joe Kapacinkas

Opposed: None

Joe Kapacinkas is elected as president.

#### **Vice President**

Joe Kapacinkas nominates Larry Stanton as vice president. 2<sup>nd</sup> by Erik Olson. No other nominations.

Voting as follows:

In favor: David Phelps, Donna Norkus, Sharon Carnes, John Jannsen, Joe Kapacinkas, Erik Olson

Opposed: None

Larry Stanton is elected as vice president

### **Secretary**

Joe Kapacinskas nominates John Jannsen as secretary. 2<sup>nd</sup> by Sharon Carnes. No other nominations.

Voting as follows:

In favor: David Phelps, Donna Norkus, Sharon Carnes, John Jannsen, Joe Kapacinskas, Erik Olson

Opposed: None

John Jannsen is elected as secretary.

### **TITLE VI SURVEY**

Title VI Survey is available on the town website.

### **APPROVAL OF THE MINUTES**

Motion for approval of December 2, 2024, by Commissioner Norkus and seconded by Commissioner Carnes.

Vote for approval of minutes as follows:

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

Absent: Larry Stanton

(No) None

### **OLD BUSINESS**

There was some discussion regarding making sure that meeting minutes were added to the shared drive each month. Also, some discussion on the need to change email addresses because of changes in officers on the commission. Clerk-Treasurer Hundt stated that she will get this done.

### **Status of Demolition Order – 214 Siesta**

Town attorney, Connor Nolan, updated the Commission on his correspondence since our previous meeting. After our December meeting he sent out a letter to the property owner, Ms. Gaile Biskis, stating that we had voted to affirm the original order and require repair or demolition of 214 Siesta by January 15, 2025. This letter was sent by regular and certified mail to the property owner. He received the green card that was returned, confirming the property owners' receipt of the letter.

Our Building Commissioner, Dave Wagner, stated that there had been no signs of the property owner doing any substantial work on the property since our last meeting.

Attorney Todd Leeth told the Committee that he was authorized to represent the property owner in these proceedings, and that the property owner would not be present at this meeting. He had corresponded earlier in the day with our Attorney Connor Nolan and was given an update on the status of the order. He acknowledged that the owner had failed to comply with the order in time allowed and understood that the task of complying with the order is complex and time-consuming. He asked for an extension to have a structural engineer examine the structure to get a better understanding of the necessary repairs needed for the structure to comply with the order.

There was discussion among the commissioners and there was a reluctance to delay this order. There was consideration that we could possibly run on parallel paths, moving forward with the order, short of starting demolition, while the structural engineer could assess the state of the property.

A motion was made by Commissioner Phelps and seconded by Commissioner Norkus.

**Motion to authorize the Building Commissioner to go out for bids for the demolition of the building and cleanup of the property but also having the property owner report back to the Commission in March and April on progress that is being made.**

Vote for approval of motion as follows:

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

Absent: Larry Stanton

(No) None

## **2024 Beverly Shores Annual Review of Comprehensive Plan**

After discussion regarding the Comprehensive Plan Annual Progress Report, it was recommended that we move forward by sending it to the Town Council for review.

The motion was made by Joe Kapacinkas and seconded by Eric Olson.

Vote for approval of motion as follows:

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

Absent: Larry Stanton

(No) None

## **ADJOURNMENT**

- Motion for adjournment by Commissioner Jannsen and seconded by Commissioner Carnes

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

(No) None

With no further business, President Kapacinkas declared the meeting adjourned at  
7:45 PM.

## **NEXT MEETING**



Next Plan Commission meeting is Monday, March 3, 2025.

W. Stanley

3/3/25