

Minutes April 7, 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, April 7, 2025 at 6:30 PM.

CALL TO ORDER

ROLL CALL

Present: Donna Norkus, Sharon Carnes, John Jannsen, Joe Kapacinskas, Erik Olson, Larry Stanton

Virtual: David Phelps (3rd meeting, non-voting)

Absent: None

TITLE VI SURVEY

Title VI Survey is available on the town website.

APPROVAL OF THE AGENDA

Motion for approval of March 3, 2025, minutes by Commissioner Sharon Carnes and seconded by Commissioner Erik Olson.

Vote for approval of the agenda as follows:

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

(No) None

OLD BUSINESS

Status of Demolition Order – 214 Siesta

Gail Biskis, the property owner, is present. Dave Wagner, Building Commissioner, said he had not heard from Duneland Group, or anyone else regarding the status of the building cleanup or plans for repairs. Duneland Group stated that they had not done anything regarding the property since our last meeting. The Building Commissioner had a brief meeting with a builder that was interested in doing at least part of the project. He also stated that we had received 3 bids for the demolition of the house.

Ms. Biskis stated that the Building Commissioner's evaluation of the problems with the property was either exaggerated, untrue or incorrect. Gail Biskis stated that she had got contractors to do all of the necessary work, and the Building Commissioner did not accept any of the information that she had sent. Ms Biskis stated that she had turned in plans, along with a check, and the Building Commissioner rejected it as he said it was not complete. Ms Biskis was going out of town so she had sent her attorney, Todd Leeth, to go to a Building Committee meeting that was scheduled for Saturday, February 1, 2025. Due to a misunderstanding, Attorney Leeth did not show up at that meeting, instead showing up at the Plan Commission meeting on February 3, 2025.

The builder, Wayne Taber of Level One Builders, stated that our Building Commissioner had spoken briefly with was introduced. He had discussed with Ms Biskis that he could demo the roof, supply an engineered truss system and button up the building. His plan is to do a partial demo, expose the structural aspect of the house, and provide Ms Biskis with the scope of the work to be done after they determine the integrity of the structure. Mr Taber says he can have a crew of at least 3 people at the house in 10 days to start the inspection. Ms Biskis needs to have at least 50% of the house empty for him to do this inspection.

Commissioner Stanton asked Mr Taber if he could submit a building permit within a month. Mr Taber responded that it was too early in the process to tell but he hoped to be able to. Commissioner Norkus stated that we have been working on this since the October meeting and in spite of numerous extensions, Ms Biskis hasn't complied with the order and its requirements. Commissioner Olson asked Wayne Taber if he had signed a contract with Ms Biskis and he stated that he did not have one yet.

Commission President Kapacinskas stated that we had 3 bids. He also stated that we needed to discuss whether we want to give Ms Biskis more time to comply with the order. Town Attorney Nolan stated that we should open the bids and then determine our next action. Attorney Nolan read the bid amounts as follows:

C. Lee Construction \$52,000

Beaver Excavating \$114,000
Liberty Property Management \$31,000

Commissioner Norkus made a motion to take the bids under advisement. Commissioner Carnes seconded the motion.

Vote for approval of the motion as follows:

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

Carnes, Larry Stanton

(No) None

Commission President Kapacinskas asked if we needed a motion to continue this conversation regarding demo or rehab to a later time. Commissioner Olson thought that we should give the homeowner some direction before we tabled this matter. He has some concerns about Mr Taber being able to get into the house in a timely manner to do what he needs to do based on the timeliness of Ms Biskis previous actions. He did feel that it was possible to work in parallel paths as Mr Tabor has some ideas that have some merit. Commissioner Stanton feels this is a gut rehab, tearing down to the studs. To do that Ms Biskis needs to get everything out of the house. He feels 30 days would be the longest time allowed to get this done. Everything must be removed to do proper inspection. Commission President Kapacinskas would like a timeline with a date on it. Building Commissioner Wagner would like progress deadlines as this moves forward. Commissioner Norkus doesn't like that idea as we have tried it in the past with Ms Biskis and it hasn't worked. She feels that since we have already moved forward with the demo bids. If Ms Biskis comes to the May meeting with plans to rehab and has a substantive plan we could review it at that time. Commissioner Stanton says we don't need another motion. If Ms Biskis is ready we can review at the next meeting.

Commissioner Jannsen is against this process. He feels that Ms Biskis has been given an ample opportunity to comply with the order. Commissioner Norkus feels that we are not delaying, that we can approve the demo at the May meeting or let Ms Biskis move forward with repairs.

After some discussion, Commission President Kapacinskas restated that at our next meeting Ms Biskis will have the opportunity to show our commission significant progress toward her goal of cleanup, inspection by builder and plans to rehab and move toward a building permit. Our commission will use that information to determine if we move forward with a demo or not. Our Building Commissioner Wagner will be allowed to inspect the property prior to our May meeting.

APPROVAL OF THE MINUTES

Motion for approval of March 3, 2025, minutes by Commissioner Kapacinskas and seconded by Commissioner Olson.

Vote for approval of minutes as follows:

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

(No) None

NEW BUSINESS

ADJOURNMENT

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

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

(No) None

With no further business, President Kapacinskas declared the meeting adjourned at 7:45

Approved by the Plan Commission
Joe Kapacinskas
5/5/25