

Minutes May 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, May 5, 2025 at 6:30 PM.

CALL TO ORDER

ROLL CALL

Present: Donna Norkus, Sharon Carnes, John Jannsen, Joe Kapacinskaskas,

David Phelps, Larry Stanton

Absent: Erik Olson

TITLE VI SURVEY

Title VI Survey is available on the town website.

APPROVAL OF THE MINUTES

Motion for approval of April 7, 2025, minutes by Commissioner Larry Stanton and seconded by Commissioner Sharon Carnes.

Vote for approval of minutes as follows:

(Yes) Donna Norkus, John Jannsen, Joe Kapacinskaskas, Sharon Carnes,

David Phelps, Larry Stanton

(No) None

Absent: Erik Olson

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

OLD BUSINESS

Status of Demolition Order – 214 Siesta

Plan Commission President Joe Kapacinskas asked Building Commissioner Dave Wagner to give his assessment of the updated progress on the 214 Siesta property. Building Commissioner Wagner stated that there had been significant clean up done to the outside of the house and surrounding grounds. He stopped by last Saturday and from the outside was able to see that there had been cleaning done on the inside of the house, but he could not see where any structural inspection had been started. Property owner Gail Biskis stated that she thought that in a week or so the house could be made ready for some structural assessment. When asked by Commissioner Kapacinskas when they would be able to submit plans, Biskis deferred to her builder Wayne Taber of Level One Builders. Taber stated that he can't really start on plans until they can get in there and do the tear out work necessary to determine the state of the structure of the house. Taber stated that he has not been able to start any of the tear-out work as the house is not empty yet. Commissioner David Phelps asked the builder if he had signed an agreement with the homeowner. Builder Taber responded that they have an oral agreement but haven't made a written agreement as they don't know the state of the structure yet. Building Commissioner Wagner stated that he cannot determine what needs to be done to make the building safe until the tear out exposes the underlying structure.

Commissioner Kapacinskas stated that the Commission was also considering demolition to the house on 214 Siesta. Town Attorney Connor Nolan and Building Commissioner Wagner reviewed the 3 bids that the Town received, and Attorney Nolan stated that the bid from Liberty Property MGMT, LLC is the lowest responsive and responsible bidder.

Plan Commission President Joe Kapacinskas stated that the question before the Commission was for it to decide whether to move forward with the demolition and ask the Town Council to approve the funds for same or grant the homeowner more time to improve the property. Commissioner Phelps stated that the Town Council would need to appropriate funds for demolition at the May meeting or the bids would expire.

A motion was made by Commissioner Larry Stanton and seconded by Commissioner Donna Norkus.

Motion to: Recommend awarding a contract to Liberty Property MGMT, LLC subject to the appropriation of the funds by the Town Council.

In discussion following the motion, Commissioner Stanton stated that at the April Plan Commission meeting, we decided that unless there was substantial progress towards a building permit, we would proceed with the order for demolition. He feels that the progress was not even close. He stated that if in fact the homeowner made incredible progress towards this goal, the Town Council would have the opportunity to stop or delay the demolition by not making the appropriation. Commissioner Phelps suggested the Plan Commission hold a special meeting on May 19th to consider delaying the demolition if they deemed sufficient progress had been made. There was no motion made to support this.

Motion restated: Recommend awarding a contract to Liberty Property MGMT, LLC subject to the appropriation of the funds by the Town Council.

Vote for approval of motion as follows:

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

David Phelps, Larry Stanton

(No) None

Absent: Erik Olson

NEW BUSINESS

Resident Sandeep Sehgal, owner of the Lustron House on East Lakefront Drive, had questions regarding building on his Historic house. He was referred to Building Commissioner Wagner.

Resident John Macklin commented on what he felt was a similar situation on his property a few years ago.

ADJOURNMENT

- Motion for adjournment by Commissioner Stanton and seconded by Commissioner Carnes.

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

(No) None

With no further business, President Kapacinskas declared the meeting adjourned at 7:35 PM.