

Minutes November 3, 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, November 3, 2025, at 6:30 PM.

CALL TO ORDER

ROLL CALL

Present: Sharon Carnes, John Jannsen, Joe Kapacinskaskas, Erik Olson,
David Phelps

Absent: Donna Norkus, Larry Stanton

TITLE VI SURVEY

Title VI Survey is available on the town website.

APPROVAL OF THE MINUTES

Motion for approval of August 3, 2025, minutes by Commissioner Sharon Carnes and seconded by

Commissioner David Phelps.

Vote for approval of minutes as follows:

(Yes) Erik Olson, John Jannsen, Joe Kapacinskaskas, Sharon Carnes,
David Phelps

(No) None

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 stated that the demolition of the dwelling at 214 Siesta is almost complete. Commissioner Sharon Carnes asked about the storage trailer that is still on site. Commissioner David Phelps stated that the town must enforce an ordinance on that to get it removed.

NEW BUSINESS

Update on two petitions for Subdivision Consideration

Plan Commission President Joe Kapacinskas stated that he had received 2 petitions for Subdivision Consideration. As per our procedure, after he reviewed them, he sent them on to our Building and Site Committee for technical review. The first one, the Loftus property on 317 E Ripplewater, has since been sent to the Board of Zoning Appeals and that issue will need to be resolved before it can come before the Plan Commission. The second property, owned by McCurdy's, at 23 S Lakeshore County Rd is currently in the Porter County Court System with an issue that will need to be resolved before the Plan Commission hears it.

Upcoming Annual Review of the Comprehensive Plan Recommendations and Review of the 5 Recommendations with Plan Commission Responsibility.

Plan Commission President Joe Kapacinskas stated that when the Plan Commission finished its update of the Comprehensive Plan 2 years ago, it was decided that the Commission would do an annual review of said Plan. It was also determined what segment of our governing process would have input in keeping the Comprehensive Plan in line with the intentions of the Plan. Each item the Plan would be reviewed annually with the duties determined as follows:

- Responsible
- Accountable
- Consulted

Plan Commission President Joe Kapacinskas stated that Commissioner Larry Stanton had done the review update last year, but he was out of town for this meeting. He would ask Commissioner Stanton if he could do a draft for the December meeting.

There was considerable conversation amongst the Plan Commission members regarding the status and/or progress of the items that the Plan Commission had some responsibility for the Comprehensive Plan. This input will be incorporated into the review that the Plan Commission will provide to the Town Council in early 2026.

PUBLIC COMMENT

Plan Commission President Joe Kapacinskaskas opened the floor for public comment. Resident Mike McCurdy was the first to speak. He was questioning our ordinance number 155.082C which reads as follows:

(C) (1) A minimum zoning parcel size of 20,000 square feet is required. All parcels less than 43,560 square feet shall have at least 15,000 square feet of moderately well drained or better drained soil, as determined and certified by a soil scientist licensed by the State of Indiana. (see § 155.008(A)).

Mr McCurdy feels that the 15,000 square feet of moderately well drained or better drained soil requirement is unnecessary and possibly improper. Plan Commission President Joe Kapacinskaskas thanked Mr McCurdy for his comments and said that was something that the Town may need to investigate.

Resident Scott Vliek was the only other person presenting for public comment. One comment was on the East Lake Park having walked up onto that dune and in addition to the other concern that has been brought up is I think trying to get access down to the lake from that area is you're just asking for a lot of erosion because of the steepness of the dune.

Mr Vliek's other comment is regarding the signage at Rebora Plaza. He feels that there's too much signage. He thinks it needs to be simple and explicit such as **Beverly Shores Town Permit Parking Only**. That ends the public comment.

ADJOURNMENT

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

John Jannsen

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

Kapacinskaskas, David Phelps

(No) None

With no further business, President Kapacinskaskas declared the meeting adjourned at 7:30pm.

The next scheduled meeting of the Plan Commission will be December 1, 2025 at 6:30pm.

