

Minutes July 6, 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, July 6, 2026, at 6:30 PM.

CALL TO ORDER

ROLL CALL

Present: Donna Norkus, Sharon Carnes, Joe Kapacinskas, Erik Olson, David Phelps, Larry Stanton

Absent: John Jannsen

TITLE VI SURVEY

Title VI Survey is available on the town website.

APPROVAL OF THE MINUTES

Motion for approval of June 1, 2026, minutes by Commissioner Donna Norkus and seconded by Commissioner David Phelps.

Vote for approval of minutes as follows:

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

(No) None

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

OLD BUSINESS

317 E Ripplewater - A petition for a minor subdivision along with plans were received by the Town Clerk and forwarded by President Carnes to the Building and Site Committee for technical review. This petition is on the agenda for the Building and Site Committee meeting scheduled on July 11. Following that review, the Plan Commission will consider the petition at the next meeting.

Progress Review of Comprehensive Plan

President Carnes shared an edited version of the Annual Progress Report, which now includes mid-year updates that were discussed at the June meeting. The updated Progress Report will be posted on the shared drive. It will be fully reviewed and updated by the Commission at year-end in preparation for presentation to the Town Council in early 2027.

NEW BUSINESS

119 S Wells - A petition for a minor subdivision along with plans were received by the Town Clerk and forwarded by President Carnes to the Building and Site Committee for technical review. This petition is also on the agenda for the Building and Site Committee meeting scheduled on July 11. Following that review, the Plan Commission will consider the petition at the next meeting.

Representing the Petitioners, Douglas and Martha Wolfe, attorney Christian Bartholomew stated the reasoning for this petition. In 2017, the BZA had approved a variance to convey 2 undersized lots to Lot 27 at the stated address. Although approved that year by the BZA, the intended subdivision was never presented to the Plan Commission for final approval. The current petition was submitted in order to bring Lot 27 into full compliance with Town's ordinances.

Attorney Bartholomew inquired about allowing a sale of Lot 27, contingent on final approval of the subdivision. Town attorney Nolan stated that the current ordinance 155.152B makes no provision for such a contingency.

Petitioner Douglas Wolfe, attending online, questioned the need for a repeated technical review by the Building and Site Committee. President Carnes stated that with the current petition, the BSC's technical review is part of the standard process to gain the Plan Commission's primary and secondary approvals.

Regulation of E-bikes

After the issue of unsafe e-bikes in the Town was raised at the June meeting, input was received as to how some neighboring municipalities regulate e-bike operation. In advance of the meeting, Commissioners were provided with guidelines followed by the town of Chesterton as well as details of the state law regarding bicycles and ebikes. Commissioner Phelps expressed a concern of how any new regulations would be enforced. After a short discussion, the Commissioners' consensus was to monitor developments of this issue in Town, to continue to collect information on action taken by other municipalities, but to take no action at the present time regarding new regulations or proposed ordinances.

PUBLIC COMMENT

Scott Vliek, 21 S Beach, provided additional commentary regarding the regulation of ebikes. He concurred with earlier comments by Commissioners that it is problematic determining the types of ebikes and difficult to regulate the various types ("Level 1, Level 2" etc). Aside from the physical types of ebikes to be regulated, the unsafe behavior of the bicyclist is an issue to be considered.

COMMISSIONER COMMENTS

Michigan City Schools Referendum - President Carnes stated that a tax that would benefit Michigan City schools is now on a referendum that will be up for a vote on November's election day.

ADJOURNMENT

- Motion for adjournment by Commissioner Norkus and seconded by Commissioner Phelps.

Vote for approval of adjournment as follows:

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

Kapacinskas, Larry Stanton

(No) None

With no further business, President Carnes declared the meeting adjourned at 7:05 PM.

The next scheduled meeting of the Plan Commission will be August 3, 2026 at 6:30pm.