

GREEN SPACE COMMITTEE OF THE TOWN OF BEVERLY SHORES

AN OVERVIEW



**Beverly Shores
Green Space Committee
PO Box 38
Beverly Shores, Indiana
46301**

This Initiative was started by the Town in 2003 as a way of helping preserve the fragile dune ecosystem and varied landscape in its natural state that is so much a part of Beverly Shores.

This is a town ordinance, (34.01)

This Green Space initiative allows landowners whose lots may not be buildable, relief from future real estate tax payments as well as a potential income tax deduction, depending on the donor's circumstances.

It also helps the Town by removing the regulatory ambiguity surrounding the status of a donor's lot that may or may not be buildable.

§ 34.01 GREEN SPACE COMMITTEE

(excerpt from ordinance)

(A) The Town Council shall appoint a Green Space Committee to encourage and assist owners of undeveloped property in Beverly Shores to donate property to the Town of Beverly Shores, Indiana, to protect natural and open areas and add to public lands (Green Space) in Beverly Shores. . . .

§ 34.01 GREEN SPACE COMMITTEE.

...excerpt from ordinance

- (b) If a potential donor requests that his or her land be designated as **permanently protected green space** rather than as public park land, and if the Committee agrees that the land should be accepted with that designation, the Committee shall make its recommendation to the Town Council that the land be accepted as **permanently protected green space**. As a part of its recommendation, the Committee shall advise the Town Council about land stewardship needs for the donated land.

§ 34.01 GREEN SPACE COMMITTEE

- Green Space Committee origins are from the Beverly Shores Comprehensive plan.
- The Comprehensive plan is a statement of the community's vision and values and is the foundation of all of our ordinances.
- The plan is reviewed periodically to make sure it continues to reflect the Town's values.
- The Comprehensive plan can only be changed by recommendation by the Plan Commission, which must obtain public input and conduct public hearings, a process that takes several years.

GREEN SPACE INITIATIVE

FROM THE COMPREHENSIVE PLAN

Despite the success of the 1982 building regulations in protecting green space in Beverly Shores, the Plan Commission's land study identified some 266 lots that are large enough to meet the 20,000 square feet building requirement, even though nearly 47 percent of these lots are not likely to meet soil suitability and/or Town Ordinance requirements. One means of removing the ambiguity surrounding the status of these lots (and potential regulatory disputes about their status) would be to encourage owners to donate these properties to the Town of Beverly Shores.

The Town created a Green Space Committee to encourage and assist owners to donate property to the Town natural and open areas. The Town will and has accepted property for public parks and for permanently protected green space.

Note: Comprehensive Plan incorporated by reference into Town of Beverly Shores' Zoning Ordinance. Section 156.01

HOW CAN DONATING A PARCEL TO GREEN SPACE HELP ME?

The Beverly Shores Green Space Ordinance makes it possible for owners to donate property that can be designated either as public park land or as permanently protected green space.

If you request that your property be designated green space, the Green Space Ordinance provides that the Town will hold that land, in perpetuity, as green space.

In either case, you would be allowed a tax deduction and tax relief to the extent allowed by law. Establishing the value of any deduction is the obligation of the donor, who is free to hire an independent appraiser.

WHAT DOES THE COMMITTEE DO?

The Green Space Committee is comprised of five Beverly Shores residents appointed by the Town Council to administer and recruit green spaces for the Town.

This Initiative was started by the Town in 2003 as a way of helping preserve the fragile dune ecosystem and varied landscape in its natural state that is so much a part of Beverly Shores.

As of August 2018 there are twenty lots owned by the Town through the Green Space Initiative.



WHAT DOES THE PARCEL OWNER NEED TO DO?

If you request that your property be designated green space, the Green Space Committee will recommend to the Beverly Shores Town Council the acceptance of a gift of a proposed land parcel only if all of the following conditions are met:

- *The property is located in the Town of Beverly Shores and not in the commercial district.
- *You can present at clear title
- *You have a warranty deed prepared containing no deed restrictions.
- *You agree to pay the real estate taxes for the calendar year in which the donation takes place, as well as any back taxes.

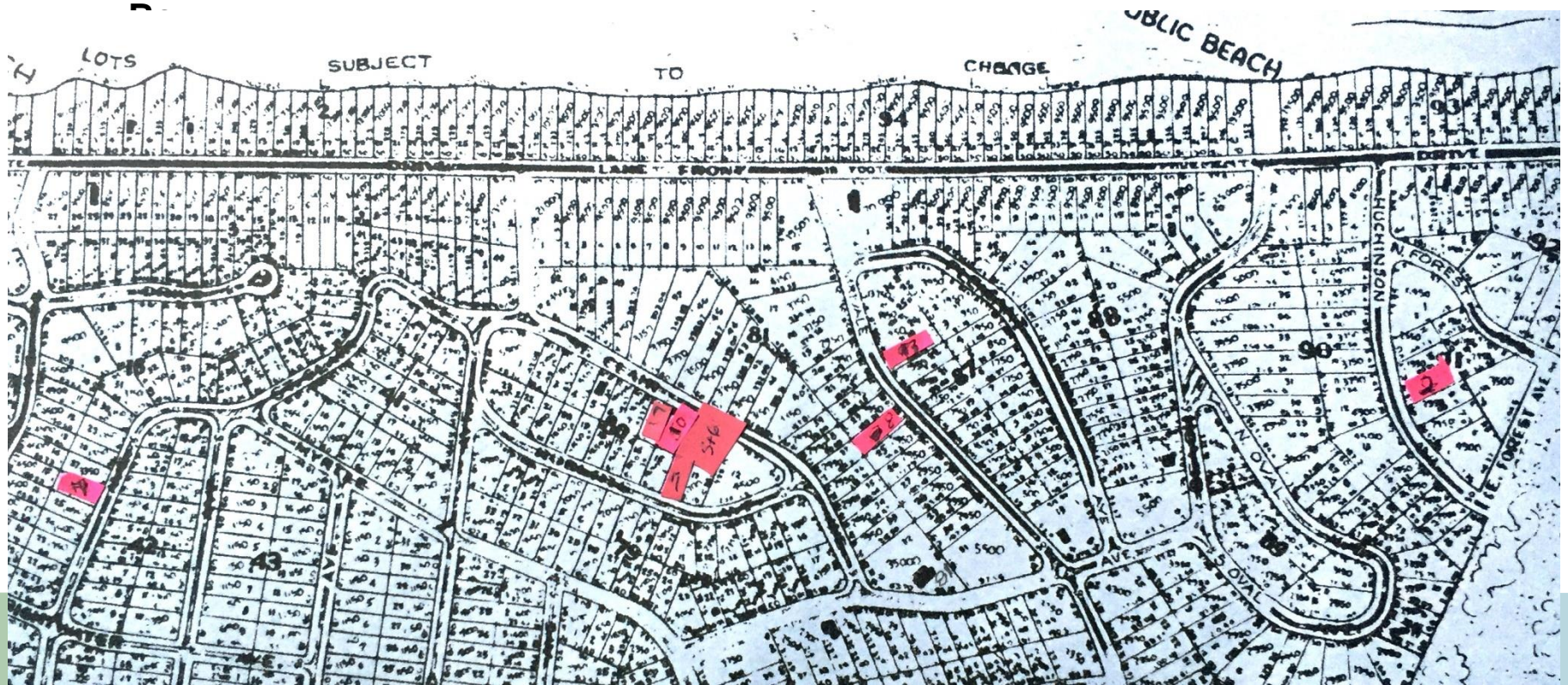
HOW DOES THE GREEN SPACE INITIATIVE COMPLEMENT SHIRLEY HEINZE EFFORTS?

The Green Space Committee complements the work of The Shirley Heinze Land Trust by providing a means for property owners to donate land that may not be of strategic interest to The Shirley Heinze Land Trust.

Shirley Heinze Land Trust is a not-for-profit land trust that preserves and protects over 2,200 acres of land in Lake, Porter, LaPorte and St. Joseph Counties. One of its major project areas is the Great Marsh north of Beverly Drive and strategic acquisitions adjacent to their existing holdings in Beverly Shores.

THE LOTS

As of July 2018, there are 20 lots. Below is a sample of the distribution. Plot maps are on our web page.



HOW CAN I LEARN MORE?

For a current list and map of parcels donated to the Town of Beverly Shores and contact information for Committee members, visit the Town of Beverly Shores website at:

[http://www.beverlyshoresindiana.org/green-space-committee.html \](http://www.beverlyshoresindiana.org/green-space-committee.html)

Beverly Shores Green Space Committee

PO Box 38

Beverly Shores, IN 46301

Green Space Committee meetings:

Meetings are held at the Beverly Shores Administration Building on the 4th Monday of each month @ 10:00 AM with no meetings January-March.

Green Space Committee members:

Margaret Williford, Committee President

Joan Solbeck

Ausra Zarins

Barb Vanecko, Secretary

Sandy Komasinski

