

Beverly Shores Plan Commission

Minutes February 4, 2019

6:30 P.M.

1. The meeting of the Beverly Shores Plan Commission was called to order at 6:30 p.m. at the Beverly Shores Community House. Members of the Plan Commission present were Brian O'Neil, Gabrielle Biciunas, Donna Norkus, Thomas Weber, and Brian Quealy. Members Greg Lyman and John Daraska were not in attendance.
2. Review of previous meeting minutes. Minutes of the December 3, 2018 meeting were reviewed. Commissioner Weber moved to accept, Norkus seconded. Motion passed.
3. Old Business

- a. Comprehensive Plan Discussion

Commission discussed ideas to include in the review of the Comprehensive Plan, including:

Discussion of an economic development plan for the commercial district along Highway 12.

Reimagining the commercial district – what does the town want it to be?

Limitations of septic systems in the commercial district.

Possibility of bringing sanitary sewer from Michigan City to Broadway.

Enhancement of the intersection of Broadway and Highway 12 – safety issues.

Helping seasonal businesses become established.

Impacts of the Double-Track project on the commercial district.

Impact of the possible change from National Lakeshore to National Park and how Beverly Shores may be able gain from that.

Discuss allowing more visitor parking areas within the town. Coordinate with NPS. Bird Town designation, but no temporary parking spaces for birders.

Discussion of the future of the BSVFD.

Establish a timeline for Comprehensive Plan review, drafting and finalization.

Need local participation in the census process. Have a member of the Plan Commission contact the Census Bureau representative and find out how we can become involved. See if residents could be involved.

Consider a septic system inspection and maintenance plan for the town. County may soon require septic inspection prior to property sales.

Action Items:

Brian Quealy: Investigate concept of sanitary sewer system with Michigan City Public Works.

Donna Norkus: Investigate how many parcels of land are available along Highway 12 in the commercial district. Look into what the potential tax base could be from development of these parcels based on taxes paid by existing businesses.

Brian O'Neil: Use the Porter County on-line Sidwell Map to make a map of the town, determine how many houses and vacant properties of suitable size are in town. Possibly build a GIS layered map to collect and store data to be collected through the CP review project.

Greg Lyman: Develop a schedule for reviewing, revising and finalizing the Comprehensive Plan.

Gabrielle Biciunas: Investigate the Double Track project to document the proposed schedule for construction and how construction may impact the town.

Tom Weber: Investigate mobility issues associated with the Broadway/Highway 12 intersection – sidewalks, pedestrian crossing lights, cross walk, etc.

Team: Review topics discussed in the last three meetings to come up with subjects for a town survey to present to town residents later this year or next.

Brian O'Neil: Save all meeting minutes to the shared drive, including draft minutes of this meeting, so members may access to review previous discussion points.

4. Commissioner Norkus moved to adjourn the meeting, Quealy seconded. Motion passed. Meeting adjourned at 7:42 pm.

Beverly Shores Plan Commission Minutes

May 6, 2019

6:30 P.M.

1. The meeting of the Beverly Shores Plan Commission was called to order at 6:30 p.m. at the Beverly Shores Community House. Members of the Plan Commission present were Brian O'Neil, Gabrielle Biciunas, Donna Norkus, Thomas Weber, and Greg Lyman. Members Brian Quealy and John Daraska were not in attendance.

2. Review of previous meeting minutes.

Minutes of the March 3, 2019 meeting were reviewed. Commissioner Weber moved to accept, Norkus seconded. Motion passed.

3. New Business

a. Consider re-zoning of Depot property

Commission discussed the need to review the zoning of the parcel on which the Depot and train station sit. The property is owned by NIPSCO; the buildings are owned by NICTD; the Depot building is leased to the Town of Beverly Shores by NICTD; the Depot gallery and museum occupy and manage the museum/shop building under a joint operating agreement with the town. The question of zoning arose because of the request by the Depot to install a new sign in front of the building and which set of sign rules apply — residential or commercial?

The only version of the town zoning map covers only the area north of Beverly Drive (the Island) and is dated 1969.

Current zoning ordinance say that the default zoning is residential. Commission discussed and agreed that this property should not be considered residential. Commission discussed whether it should be zoned as government or commercial.

The 1982 Comprehensive Plan contained a zoning map, but it has not been found. The Building Commissioner has been tasked by the Town Council to prepare a new zoning map for the town based on information from various sources that have been located.

Changing zoning would require publication, notification, public hearings, legal fees. It is not clear that the NIPSCO ROW is even within the town.

The commission decided that no action should be taken on this question until after a new zoning map has been prepared.

4. Old Business

a. Comprehensive Plan Discussion

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Discussion of the review of the Comprehensive Plan continued.

Commissioner Lyman provided questions from the previous survey to be considered in the new resident's survey. Each commissioner will continue to research assigned action items.

Action Items:

Individual commissioners continue current assignments.

Team: Review draft plan and schedule and draft survey for discussion at next meeting.

5. Commissioner Lyman moved to adjourn the meeting, Weber seconded. Motion approved. Meeting adjourned at 7:55 pm.

Beverly Shores Plan Commission Minutes

June 3, 2019

6:30 P.M.

1. The meeting of the Beverly Shores Plan Commission was called to order at 6:30 p.m. at the Beverly Shores Community House. Members of the Plan Commission present were Brian O'Neil, Gabrielle Biciunas, Donna Norkus, Thomas Weber, and Greg Lyman. Members Brian Quealy and John Daraska were not in attendance.

2. Review of previous meeting minutes.

Minutes of the May 6, 2019 meeting were reviewed. Commissioner Norkus moved to accept, Weber seconded. Motion passed.

3. New Business

None

4. Old Business

a. Comprehensive Plan Discussion

Reviewed the draft zoning map prepared by the Building Commissioner. Agreed that this is a work in progress that needs to be updated for changes in land use since original map was made.

Discussed the idea to create a color-coded map of town that will identify NPS, Shirley Heinze, Town, and private parcels.

Action Items:

Weber to upload opinion survey questions to shared site.

Lyman to upload plan and schedule.

Biciunas will contact South Shore/NICTD and report back.

O'Neil will ask building commissioner if his firm can make a GIS layered map of town,

O'Neil upload draft zoning map to shared site.

Ask Clerk/Treasurer to provide Garbage List to be used for identifying multi-unit parcels.

O'Neil to contact Daraska.

5. Commissioner Lyman moved to adjourn the meeting, Weber seconded. Motion passed. Meeting adjourned at 7:40 pm. Next meeting is scheduled for July 1 , 2019.

Beverly Shores Plan Commission Minutes

September 11, 2019 6:30 P.M.

1. The meeting of the Beverly Shores Plan Commission was called to order at 6:30

p.m. at the Beverly Shores Administration Building. Members of the Plan Commission present were Brian O'Neil, Gabrielle Biciunas, Donna Norkus, Thomas Weber, Greg Lyman, Brian Quealy and Joe Kapacinskaskas.

2. Review of previous meeting minutes.

Minutes of the August 5, 2019 meeting were reviewed. Commissioner Weber moved to accept, Kapacinskaskas seconded. Motion passed.

3. Old Business

a. Discussed Community Survey questions:

i. Suggested question about septic system inspection be added.

ii. Resident John Blackburn in attendance suggested asking people what their top 5 issues are.

iii. Commissioner Lyman suggested that we not reopen issues

that were closed years ago unless we really want to open them.

iv. Commissioner O'Neil suggested that with the new law written in the interim it is appropriate to ask people their opinion of the short-term rental ordinance again.

v. Agreed to nail it and mail it next meeting.

b. Reviewed draft zoning map. Designated 3 zones (residential, commercial, and governmental). Agreed to give to the Building Commissioner for next revisions.

4. New Business

a. Kapacinskaskas moved and Quealy seconded appointing Tom Weber to the BZA. Unanimously approved.

b. Commission agreed that the Building Contractor Registration form requires further correction as drafted and presented in the previous meeting.

c. Tom Weber moved and Kapacinskaskas seconded to approve the FEMA permit application form and passed to the Town Council for implementations. All agreed.

5. Commissioner Norkus moved to adjourn the meeting, Weber seconded.

Motion passed. Meeting adjourned at 8:00 pm. Next meeting is scheduled for November 4, 2019 in the Community House to accommodate the election set-up in the Admin Building.

Beverly Shores Plan

Commission Minutes

October 7, 2019 6:30 P.M.

1. The meeting of the Beverly Shores Plan Commission was called to order at 6:32 p.m. at the Beverly Shores Administration Building. Members of the Plan Commission present were Gabrielle Biciunas, Donna Norkus, Thomas Weber, Greg Lyman, Brian Quealy and Joe Kapacinskaskas. Brian O'Neil was absent.
2. Norkus announced Title VI Public Involvement Surveys were available to the public.
3. Lyman discussed issues with Contractor Registration Application. Lyman motioned to send Contractor's Registration Application back to the Building & Building Site Committee. Norkus seconded. Norkus added a friendly amendment to recommend that the Building & Building Site Committee either removes section 2 or adds "if applicable" to section. Motion passed.
4. Review of previous meeting minutes.

Minutes of the September 11, 2019 meeting were reviewed. Biciunas moved to accept, Kapacinskaskas seconded. Motion passed.

5. Old Business

- a. Weber presented revised survey. Changes made included:

West Beverly questions were split in to 2 question pertaining to walking/hiking and golf cart access.

Additional question regarding making Highway 12 a scenic highway

Rewording of questions regarding Calumet Trail and bike path on Highway 12

Clarified that questions regarding roads that are inside the National Park are Town owned.

Added dog park to ranking of desired services.

Reworded question regarding ADA crosswalk.

Removed question on steep slope.

Added subparts to Green Space question.

Added questions regarding requiring septic inspection

Added subparts to short-term rental question.

There was a discussion on how to reach all residents (including long term renters and people without email or computer access), assuring confidentiality, and time frame. Kapacinskas stated there was a misspelling of Lituania in the survey.

Weber motioned to finalize survey, with spelling correction. Quealy seconded. Motion passed. Norkus motioned to authorize Weber to write email with survey information and link. Biciunas seconded. Biciunas made an amendment to have deadline set for December 15, 2019. Norkus seconded amendment. Motion passed. Lyman will write short article to be published in the ABSR's Sand Tracks. Weber to give link for survey to CT Hundt for printing.

6. New Business

N/A

7. Commissioner Lyman moved to adjourn the meeting, Quealy seconded. Motion passed. Meeting adjourned at 7:27 pm. Next meeting is scheduled for November 4, 2019 in the Community House to accommodate the election set-up in the Admin Building.