

HIGHLAND PLAN COMMISSION
Study Session Minutes (Meeting)
April 3, 2019

Study Session began at 6:38 P.M.

In attendance were: Commissioners' Grzymiski, Martini, Schocke, Turich, and Vander Woude. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, and P.C. Engineer John Phipps. Absent Commissioners' Zemen and Kendra.

Those in attendance met with Jovan Lozevski who is proposing a (5) Lot Subdivision on Hook St., just West of 43rd St., South of Seberger Farms Subdivision on the West side of the street. He provided everyone with a packet of information that contained an assessor's office G.I.S. image of area, Google Earth views of the subject area, a copy of the Zoning map showing the area, sewer & water map, atlas sections and a preliminary proposed plat. Mr. Mika stated that the property is zoned R-2 which permits Single or Double Family Use. Mr. Lozevski stated his intention was to build (5) Single Family Residences. His goal is to have it be similar to what was established in Seberger Farms. He is also aware that as far as design/materials they will have to adhere to our Zoning Code. There will be a detention pond on the farthest south part of the property. There was some discussion between Mr. Phipps and Mr. Lozevski as to what will be required for storm water drainage. Mr. Lozevski stated this was all preliminary, however he has Garcia Engineering working on the engineering. Mr. Mika also asked if Mr. Lozevski had an offer to purchase any of the church property across the street from this area. He stated that the Church is indecisive as to whether they want to sell at this time, but they offered him first bid if they do decide to sell. Mr. Lozevski was going to work on getting more information to proceed with his proposal.

Those in attendance met with Gary Torrenga of Torrenga Engineering who is representing Konnie Kuiper who is the owner of Hillside Funeral Home, located at 8941 Kleinman Rd. Mr. Kuiper recently acquired additional property to the south of the existing funeral home. His intention is to expand a portion of the parking lot to the south. Some preliminary drawings were provided to those in attendance. Mr. Torrenga was advised that those neighboring properties are in acreage and would be required to be subdivided. He stated he was aware of this, however the current submittal didn't reflect this. There were many concerns voiced by the Board and staff, some of which were stated below.

- A new curb cut is being shown off of Kleinman Rd. The proposed width is (15) feet. Mr. Mika stated that the width of which is based on the Indiana Fire Code should not be less than (20) feet.
- Those in attendance found the one way ingress into the new lot confusing and not very efficient. As it relates to the parking stalls there were no landscape islands being shown as far as the Ordinance requires. This includes no landscape or lighting plan.
- There were concerns expressed from a storm water drainage standpoint as it is pertained to the establishment of a new detention area along the east property line, this in addition to an elevation and soil content difference. Mr. Phipps suggested that they do some soil borings in this area to find out what the composition might be. Also the existing detention pond detail did not show an overflow area.
- The existing residential areas would need to be screened from the parking lot as ordinance requires.

Mr. Torrenga was to take these comments back to his client, and modify the drawings accordingly. It was decided the matter should not proceed due to there being many open matters.

Mr. Mika advised the Plan Commission that the previous Kidde Shop on Highway Ave. has a demolition permit issued for the existing building and the property owner will most likely be before the Commission next month

for they are awaiting completion of the site engineering. This is for the proposed Pramuk Dental Clinic which has already received BZA Variance approval.

Study Session ended at 7:00 P.M.



Ken Mika

Building Commissioner / Zoning Administrator