

V O I D

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, January 20, 2021

The Highland Plan Commission met in regular session on January 20, 2021 via a Zoom Meeting Format, Meeting ID 951 7833 4523 Password 948431. The Pledge of Allegiance was led by Commissioner Zemen. The meeting opened at 7:00 P.M. led by Commissioner Turich.

ROLL CALL: Present on roll call: Commissioners Doug Turich, Joseph Grzynski, Mark Kendra, Mario Martini, Bernie Zemen, Vander Woude and James Kisse. Also present Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Attorney John Reed and Town Engineer Derek Snyder.

APPOINTMENTS: Appointment of Plan Commission Officers for 2021: Chairman, Vice-Chairman and Secretary. Commissioner Zemen motioned to appoint Doug Turich as Chairman, Mario Martini as Vice-Chairman and Mark Kendra as Secretary. Commissioner Martini seconded and it passed with a roll call vote of 7 – 0.

APPOINTMENTS: Appointment of Plan Commission Attorney, Engineer and Recording Secretary for 2020:

Commissioner Martini motioned to appoint John Reed of the Law Firm Abrahamson, Reed & Bilse as the Plan Commission Attorney. Commissioner Vander Woude seconded and it passed with a roll call vote of 7 – 0.

Commissioner Zemen motioned to appoint Nies Engineering for Plan Commission Engineer. Commissioner Martini seconded and it passed with a roll call vote of 7 – 0.

Commissioner Grzynski motioned to appoint Patty Alishio Pena as Recording Secretary. Commissioner Kendra seconded and it passed with a roll call vote of 7 – 0.

MINUTES: Commissioner Turich asked if there were any deletions, additions or corrections to the minutes of the December 16, 2020 regular meeting. Hearing none, they stand approved as posted.

ANNOUNCEMENTS: The next study session will be held on February 3, 2021 at 6:30 P.M. The next business meeting will be held on February 17, 2021 at 7:00 P.M.

COMMUNICATION: None

OLD BUSINESS: Docket 2020-02 –Public Hearing - Approval of prepared Finding(s) of Fact for Primary Plat approval for a (1) Lot Subdivision, and the approved Indianapolis Blvd. Zoning Overlay District Development Plan for a proposed gas station and related Convenience store at the N. E. corner of Indianapolis Blvd. and Hart Rd. as represented by Carmen Arvia/DVG Team, Inc. for Paramvir Singh of Good Luck LLC, Inc. The petitioner will also be requesting Secondary Plat approval.

V O I D

V O I D

Mr. Carmen Arvia of DVG Team, 1155 Troutwine Rd., Crown Point, In was present on behalf of the petitioner, Good Luck LLC, Inc.

Mr. Arvia said they were coming back for secondary plat approval of the (1) Lot Subdivision. He provided signed Mylar's to the Building Department a week earlier for signatures for recording and feels they have meet all the necessary development standards for the (1) Lot Subdivision and the Route 41 Overlay District. He continued he was at the December meeting for the Preliminary Plat approval and was at tonight's meeting with the final documentation.

Commissioner Turich asked Mr. Mika and the Town Engineer, Derek Snyder if everything was in order to proceed so the motions could be made. Both Mr. Mika and Mr. Snyder agreed all was in order.

Commissioner Martini motioned to approve the Primary Plat approval for Good Luck, LLC, for a (1) Lot Subdivision. Commissioner Kendra seconded and it unanimously passed with a roll call vote of 7 - 0.

Commissioner Martini motioned to approve the Indianapolis Blvd. Zoning Overlay District Development Plan for a proposed gas station & related convenience store at the northeast corner of Indianapolis and Hart Road, contingent on approval from the Lake County Drainage Board and Indiana Department of Natural Resources. Commissioner Kisse seconded and it unanimously passed with a roll call vote of 7 - 0.

Mr. Arvia noted that when they are in possession of the Lake County Drainage Board approval and the permit from the Indiana Department of Natural Resources, he would provide the Building Department with said copies.

Commissioner Kisse motioned to approve the Good Luck, LLC Findings of Fact for Secondary Plat approval for a (1) Lot Subdivision. Commissioner Martini seconded and it unanimously passed with a roll call vote of 7 - 0.

Commissioner Turich asked Attorney Reed if the Proofs of Publication were in order. Attorney Reed responded that the Proofs of Publication were approved at the December 16, 2020 meeting and they carry over into this meeting.

Commissioner Turich opened the Public Hearing. Hearing no remonstrators, the Public Hearing was closed.

Commissioner Zemen inquired as to when Mr. Arvia thought they would break ground on the gas station. Mr. Arvia responded that is contingent on the IDNR permit, which could be 90 days up to possibly six months.

V O I D

V O I D

Mr. Mika commented that through the IDNR they also would have to seek a permit to build in the flood plain in and the floodway. Mr. Arvia said that is correct and he is working through that issue with the IDNR.

Mr. Mika requested Commissioner Turich & Kendra make arrangements to come to the Building Department to sign the Mylar's and the Findings of Fact.

OLD BUSINESS: Docket 2020-03 Public Hearing - Approval of prepared Finding(s) of Fact for Plan Commission's Recommendation to the Town Council to Rezone, from R1A to R3PUD, Recommendation to Town Council to approve the Preliminary PUD Plan and the approval of the Findings for the Primary Plat approval for a (2) Lot Subdivision concerning a proposed Senior Living Facility on 19+/- Acres located between Cline Ave. and Kleinman Rd., as being represented by Attorney Wieser for S.J. Highland, LLC.

Attorney Wieser was on hand to represent the petitioner, S.J. Highland, LLC. He referenced the Public Hearing last month where there was a Favorable Recommendation made from the Plan Commission to the Town Council for the requested Rezoning, approval of the Preliminary PUD and the Primary Subdivision approval for the (2) Lot subdivision. He is present tonight for that to be formalized. He asked if anyone knew when this might be on the Town Council agenda. Attorney Reed responded he believed that February 8th would probably be the operative date. Mr. Mika said he would be preparing the certification letter for the Town Council.

Commissioner Martini motioned to approve the Findings of Fact for recommendation to the Town Council to Rezone the 19+/- Acres between Cline Ave & Kleinman Rd. from R1A to R3PUD. Commissioner Kendra seconded and unanimously passed with a roll call vote of 7 – 0.

Commissioner Martini motioned on the recommendation to the Town Council to approve the Preliminary PUD Plan for S.J. Highland, LLC. Commissioner Grzynski seconded and unanimously passed with a roll call vote of 7 – 0.

Commissioner Grzynski motioned to approve the Findings of Fact for the Primary Plat approval contingent upon receiving the Rezoning. Commissioner Martini seconded and it unanimously passed with a roll call vote of 7 – 0.

Attorney Wieser thanked everyone with their efforts and time.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Martini moved to adjourn. Commissioner Kendra seconded the motion and it passed by a roll call vote of 7 – 0. Meeting adjourned at 7:23 P.M.

V O I D