

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, June 19, 2019

The Highland Plan Commission met in regular session on June 19, 2019 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland, Indiana. The Pledge of Allegiance was led by Commissioner Martini. The meeting opened at 7:00 P.M. led by Commissioner Turich.

ROLL CALL: Present on roll call: Commissioners' Doug Turich, Joe Grzyski, Mark Kendra, Mario Martini, Mark Schocke, Ton Vander Woude and Bernie Zemen. Also present Ken Mika, Building Commissioner, Attorney Rhett Tauber and John Phipps, Plan Commission Engineer, Nies Engineering.

MINUTES: Commissioner Turich asked if there were any deletions, additions or corrections to the minutes of the May 15, 2019 regular meeting. Hearing none they were approved as posted.

ANNOUNCEMENTS: The next study session will be held on July 10, 2019 at 6:30 P.M. The next business meeting will be held on July 17, 2019 at 7:00 P.M.

COMMUNICATION: None.

Discussion regarding the next Plan Commission Study Session slated for July 3, 2019 to reschedule due to the July 4, 2019 Holiday or keep the Study Session as planned. Commissioner Schocke motioned to move the Study Session of July 3, 2019 to July 10, 2019. Commissioner Martini seconded and the motion passed with a roll call vote of 7- 0.

OLD BUSINESS: Docket No. 2019-02 Public Hearing for primary plat approval for a (5) lot subdivision located at the real property address of 9516 Kennedy Ave.(between 43rd & 44th St.) for the purpose of building new single family homes. The petitioner is Lakeview Homes & Development, Inc., 521 Cochran Dr., Crown Point, IN 46307.

Mr. Tauber stated that the Proofs of Publication were in compliance with IC 5-3-1.

Mr. Lozevski of Lakeview Homes & Development requested a continuance due to a new development in his plans for the proposed (5) lot subdivision. He states he will have some positive news for the Study Session scheduled for July 10, 2019. Commissioner Grzyski motioned to grant the continuance. Commissioner Zemen seconded and it unanimously passed with a roll call vote of 7 - 0.

NEW BUSINESS: Docket No. 2019-04 Public Hearing Erik Pieters of PBS and Carmen Arvia of DVG Team, Inc., representing Kurt Pramuk, who is seeking Plan Commission approval for a Downtown Zoning Overlay District Development Plan for construction of a proposed Dental clinic to be located at 2706 Highway Ave.

Mr. Tauber stated that the Proofs of Publication were in compliance with IC 5-3-1

Mr. Erik Pieters of PBS and Mr. Carmen Arvia of DVG Team were present at the meeting to represent Kurt Pramuk, who was also present. Mr. Pieters stated they were there to get approval to move forward with their proposed plans.

Commissioner Turich opened the meeting to the Public. Hearing no remonstrances the Public Hearing was closed.

Mr. Mika wanted clarification that the motion pass with the revisions that were discussed in the Study Session. Those revisions included a few architectural revisions on the South side of the elevation of the building that would face Ridge Road in addition to a few civil engineering issues which were revised accordingly in the plans.

Commissioner Zemen motioned to approve the Downtown Zoning Overlay District Development Plan for a construction of a dental clinic with the clinic being located at 2706 Highway Ave. with three revisions, the last being with the submitted plans of June 12, 2019. Commissioner Schocke seconded and the motion passed with a unanimous vote of 7 – 0.

BUSINESS FROM THE FLOOR: Mr. Rick Volbrecht of 9221 Parkway voiced his concerns regarding the synthetic turf that was being installed and taking the place of the grass at the High School Football Field, 9135 Erie St. Mr. Volbrecht stated that synthetic turf does not absorb water and inquired as whether there was a need for a permit for a retention pond?

Mr. Mika responded yes, they would need a permit. Mr. Mika continued that The Skillman Group's original design did not reflect any of that regarding the detention or restriction on the outflow. Mr. Mika continued that currently engineers are working on a solution to that problem and as soon as something is agreed upon then they will be required to pull a permit under those conditions.

Mr. Volbrecht asked if construction work must now stop until the permit is requested.

Mr. Mika stated that as in his reply to Mr. Volbrecht's email from this afternoon (June 19), Mr. Mika put a stop work order on the project as soon as he found there was no permit issued and that there was a problem with their overall design.

Mr. Volbrecht commented that he felt it was a large project and that the Town should have been aware of the issue prior to the stop work order being enforced.

Mr. Mika commented that initially the Town was told by The Skillman Group that something else was occurring there and that The Skillman Group was exchanging what was existing for the same thing.

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Martini seconded the motion and it passed by a voice vote. Meeting adjourned at 7:11 P.M.