

HIGHLAND PLAN COMMISSION
Study Session Minutes
October 7, 2020

Study Session began at 6:32 P.M. via a virtual meeting (Zoom Platform) Meeting ID (987 2124 4419) Password (676056).

In attendance were: Commissioners Martini, Kisse, Zemen, Grzymiski, Kendra and Vander Woude. Commissioner Turich was absent. Also in attendance were Building Commissioner/Zoning Administrator Ken Mika, Plan Commission Engineer John Phipps and Nies Engineer Derek Snyder.

Carmen Arvia of DVG Team was present via zoom to discuss a proposed gas station/convenience store at the northeast corner of Indianapolis Blvd. and Hart Rd., commonly known as 9337 Indianapolis Blvd.

Building Commissioner Mika referenced that the petitioner would be requesting to be put on the Plan Commission Meeting Agenda slated for October 21, 2020. Their request would be for Primary Plat approval for a (1) Lot Subdivision approval and Indianapolis Zoning Overlay District Development Plan approval. Mr. Mika reminded the Members that the petitioner had also been in front of the BZA Members in August of 2020 for a variance setback.

Commissioner Martini asked about the existing sidewalk which will be moved 10 feet to the east. He asked what elevation the new sidewalk would be. Mr. Arvia said the new elevation would be slightly higher. Mr. Mika stated he thought everyone was provided with the sidewalk modification plan. Mr. Arvia said the drawings sent on the 21st or 23rd of September did have the modifications on them.

Mr. Mika referenced there were no signature lines on the Plat. Mr. Arvia said he would get those updates.

Mr. Kendra inquired about the landscaping plan and asked Mr. Vander Woude if he felt the landscaping plan was in order. Mr. Vander Woude mentioned he felt some items were missing from the landscape, specifically some yard requirement and he asked Mr. Mika if some requirements could be substituted, one for another. Mr. Mika replied he believed that was the case.

There was discussion regarding specific landscaping possibilities and requirements. There was also discussion about the storm sewer location in reference to the sidewalk.

There was discussion regarding potential petitioner approval from the Plan Commission members being made contingent on Lake County Drainage Board approval.

Mr. Kisse referenced the plans presented to the Commissioners and that he thought the plans depicted a drive thru. Mr. Arvia said he would get those plans amended to reflect the removal of the drive thru.

Study Session ended at 7:17 P.M.

Ken Mika

Building Commissioner / Zoning Administrator