

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, July 19, 2017

The Highland Plan Commission met in regular session on July 19, 2017 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 Schocke.

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

MINUTES: Commissioner Schocke asked if there were any deletions, additions or corrections to the minutes of the June 21, 2017 regular meeting. Hearing none they were approved as posted.

ANNOUNCEMENTS: The next study session will be held on August 2, 2017 at 6:30 P.M. The next business meeting will be held on August 16, 2017 at 7:00 P.M.

COMMUNICATION: Email dated July 19, 2017 received from Jovan Lozevski requesting a continuance on his public hearing, Docket #2017-04. He stated that his surveyor, Sekerez, has not completed the survey work in time for this meeting.

OLD BUSINESS: Docket # 2017-04 Public Hearing for primary plat approval for a one lot subdivision located at 3144 Condit for the purpose of building a new single family home. The petitioner is Jovan Lozevski of 521 Cochran Dr., Crown Point, IN. 46307. Commissioner Martini motioned to grant a continuance of the public hearing. The motion was seconded by Commissioner Vander Woude and was unanimously passed by a roll call vote of 4- 0.

Approval of Findings of Fact for Docket #2017-02 for primary plat approval for a one lot subdivision. The petitioner, CG Indiana Holdings, LLC, 1515 Busch Pkwy., Buffalo Grove, IL 60089. Petitioner is represented by Attorney Mr. James Wieser, Wieser & Wyllie, LLP, 429 W. Lincoln Highway, Schererville, IN 46375. Commissioner Zemen motioned to approve the findings of fact. The motion was seconded by Commissioner Martini and unanimously passed by a roll call vote of 4 – 0.

Commissioner Schocke noted that there is also secondary plat approval for the above referenced **Docket #2017-02**. Attorney Jim Wieser asked if the mylars had been received. Mr. Mika stated yes and that he and Mr. Phipps had reviewed the mylars and they appear to be in order. Commissioner Vander Woude motioned to approve the secondary plat approval for Docket #2017-02. The motion was seconded by Commissioner Martini and unanimously passed by a roll call vote of 4 – 0.

Approval of Docket # 2017-01 of the Final Plan Unit Development Plan for the proposed Main Street Project / Cardinal Campus of Highland located on the north side of Main just east of Prairie Avenue (2245 105th, 2209, 2213, 2235, 2237 Main Street) (5 adjacent lots) for the purpose of a proposed development of professional office buildings and a luxury boutique hotel (30 rooms). The

petitioner CG Indiana Holdings, LLC, 1515 Busch Pkwy., Buffalo Grove, IL 60089 is requesting that the zoning be amended from a R-2 (Single & Two Family Residence) to B-PUD (Business Planned Unit Development). Petitioner is represented by Attorney Mr. James Wieser, Wieser & Wyllie, LLP, 429 W. Lincoln Highway, Schererville, IN 46375.

Attorney Wieser submitted a recorded document concerning the written commitment in respect to the Final Plan Unit Development Plan. Commissioner Martini motioned to approve the Final Plan Unit Development Plan, Docket # 2017-01. The motion was seconded by Commissioner Vander Woude and unanimously passed by a roll call vote of 4 – 0.

Docket # 2017-03 Public Hearing for revisions to the Town of Highland's Zoning Ordinance. Attorney Jared Tauber stated that the proofs of publication were in order. Commissioner Schocke opened the public hearing.

Mr. Mika stated that we have been working with The Arsh Group on revising the zoning code for about 1 ½ years. There are new definitions, diagrams, pictures and some of the signage regulations have been revised. He continued that after several meetings between the Plan Commission and our consultants, he believes the new zoning ordinance is ready.

Commissioner Schocke opened the public hearing.

Mr. Lesiowski of 8634 Parrish Ave. said he was there because of public hearing for 3144 Condit. Commissioner Schocke explained that what is proposed is a single family residence, but that public hearing is continued to the August meeting as requested by the petitioner due to not all of the engineering work being ready for tonight's meeting.

Dr. Radziwiecki, 3316 Ridge Rd., stated that he first saw the sign today. Mr. Ken Mika stated he had put up the sign himself and it had been up for 10 days. Dr. Radziwiecki disputed that statement. Commissioner Schocke clarified what his concern was regarding the public notice sign. Commissioner Schocke closed the public hearing. Mr. Mika stated that the Parks Dept. might have moved the sign while cutting the grass. Commissioner Vander Woude commended Mr. Mika for his work on the revisions to the zoning code and Commissioner Schocke also thanked all that were involved.

Commissioner Vander Woude motioned to grant a favorable recommendation to the Town Council for the revisions to the zoning code. The motion was seconded by Commissioner Martini and unanimously passed by a roll call vote of 4 – 0.

NEW BUSINESS: None.

BUSINESS FROM THE FLOOR: Mrs. Revere stated she was there regarding the variance for their accessory structure. They were informed that would be through the BZA and that meeting is next Wednesday, July 26, 2017.

ADJOURNMENT: There being no further business to come before the Board, Commissioner Martini moved to adjourn. Commissioner Vander Woude seconded the motion and it was unanimously carried by a voice vote. Meeting adjourned at 7:28 P.M.