

HIGHLAND PLAN COMMISSION
Study Session Minutes
September 6, 2017

Study Session began at 6:40 P.M.

In attendance were: Commissioners' Grzymiski, Martini, Schocke, Turich, Vander Woude and Zemen. Also in attendance were Plan Commission Engineer John Phipps, Nies Engineering, and Building Commission/Zoning Administrator Ken Mika.

Those in attendance reviewed the submitted revised plat which will be submitted for secondary plat approval for Jovan Lozevski for 3144 Condit for a single lot subdivision. Both Mr. Phipps and Mr. Mika stated that the revised plat is now correct. The petitioner was advised of this and will be before us in two weeks.

Those in attendance met with Attorney Wieser and two associates from Circle K Corporation to discuss the potential development of the property for the use of a gas station. Mr. Wieser stated that there are two abandoned residential structures on the property currently and they are aware that they are just getting started in the process and will be moving forward. Mr. Mika stated that the property is zoned properly for this use. However, there are some complications that will need to be considered such as the property being located in a flood hazard zone (AE) which involves certified construction height of 2 feet above the base flood elevation. The ditch maintenance easement in addition to no construction within the floodway and compensatory storage related to any fill. Also, that this property is in the Redevelopment District and would need to comply with design standards such as landscaping, lighting, building materials/colors etc.

Mr. Wieser seemed to be aware of these and stated that they would take these into consideration as they proceed. This would be a 24/7 operation on approximately 3 acres. This would be a standard motor vehicle fueling station. No truck refueling. Mr. Mika asked what the ingress/egress being proposed would be. Currently they are planning on 2 on Indianapolis Blvd., and 1 on Hart Rd. Mr. Mika asked if the Blvd. access would be north or south. Mr. Wieser stated it hadn't been determined yet. They would be working with staff as they get more information together.

Mr. Mika briefly stated of the most recent happenings at 9135 Southmoor Dr., and that he feels we will need to have an unsafe building hearing which we may plan for this month or next month.

Those in attendance were also asked to consider changes to the rules and regulations of the Plan Commission that involve possible elimination of preliminary hearings and advertising in one newspaper. Mr. Mika stated this is based on research done by Attorney Jared Tauber. Mr. Mika stated that the BZA will also be taking these points under consideration. After some positive and negative being discussed everyone was to think it over for future consideration next month.

Study Session ended at 7:35 P.M.

Ken Mika
Building Commissioner / Zoning Administrator