

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
June 2, 2021

Study Session began at 6:30 P.M. via a virtual meeting (Zoom Platform) Meeting ID (997 0804 5405) Password (306899).

In attendance were: Commissioners Balczo, Grzymiski, Kisse, Martini, Kendra and Zemen. Also in attendance were Building Commissioner/Zoning Administrator Ken Mika, Town Engineer Derek Snyder and Plan Commission Attorney John Reed. Commissioner Turich was absent.

Commissioner Martini spoke on behalf of Commissioner Turich who was absent from the study session and reviewed the agenda. He asked Attorney Wieser to speak, but Attorney Wieser was experiencing audio difficulty with his Zoom connection, so Commissioner Martini asked Mr. Mika to speak in lieu of Attorney Wieser until he was available.

Mr. Mika relayed that the Plan Commission granted the petitioner Primary Plat Approval a few months ago but there were a few minor corrections that needed to be made on the provided Mylars. The petitioners engineer was to resolve those issues. Mr. Mika continued that in two weeks at the Plan Commission Meeting slated for June 16, the petitioner will be requesting Secondary Plat Approval, which Mr. Mika states is just an administrative action.

Mr. Mika asked Mr. Snyder, the Town's Engineer about some correspondence between the petitioners engineer Steve Kudwa, Mr. Snyder & Mr. Mika. Mr. Mika said Mr. Kudwa was to prepare the updated Mylar's. Mr. Snyder responded the Mylar's were supposed to be given to Mr. Mika sometime in the upcoming week.

Attorney Wieser regained his audio connection and stated that there were two minor issues on the Mylar's, one being that the address was misidentified on 44<sup>th</sup> as 42<sup>nd</sup> and the easement down Kleinman was not fully described. Those issues were corrected. Mr. Wieser said he is still waiting to get the Mylar's but should receive them soon.

Attorney Greg Bouwer spoke about taking the next step with the engineering end of the proposed project. The petitioner has been in contact with the Town's engineer, Mr. Derek Snyder. Russ Posen, the petitioner's engineer, spoke to say he had been in contact with Mr. Snyder to resolve various issues and should be addressing those in the next few days.

Attorney Bouwer said he had submitted the PUD plans in April. He continued he was hoping to be in the clear to request a Preliminary Hearing to be on the agenda for the Plan Commission Meeting slated for June 16.

Mr. Snyder relayed some issues to be resolved: (1) Public sidewalk tie in on Indianapolis Blvd; (2) Water service for the proposed building; (3) Easement on the north end to accommodate the water main.

Commissioner Martini asked if the elevation issues have been addressed and Mr. Snyder replied yes.

Commissioner Martini asked Mr. Mika if he felt the petitioner was in a good enough position to be on the agenda for the Plan Commission Meeting in June and Mr. Mika believed that they would. Mr. Mika asked Russ Posen if he felt they would be ready and he replied absolutely.

Mr. Mika told Attorney Bouwer he would speak to him the next day regarding sign issues for the proposed project.

Commissioner Balczo asked if there was a timeline for have meetings in person. Mr. Mika said there has been some discussion, and if the Council gave them permission, they could possibly start meeting in person in July. Councilman Sheeman said there are some restrictions to meeting in person and the Town Council would have to pass an ordinance allowing it. Mr. Mika suggested meeting in person starting in July for the study session and the Commissioners were on board for that to happen.

Commissioner Kendra asked about the status regarding the gas station on Indy & Hart Rd and if the DNR have given their approval yet. Mr. Mika said they are still waiting for that approval.

Study Session ended at 7:00 p.m.

Ken Mika

Building Commissioner / Zoning Administrator