

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
June 16, 2021

Study Session began at 6:31 P.M.

In attendance were: Commissioner's Grzymiski, Kisse, Martini, and Balczo. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Engineer's Derek Snyder and Attorney Bilse filling in for Plan Commission Attorney John Reed.

The Study Session and Regular Meeting were available for attendance via Zoom Meeting, Meeting ID 913 6715 8199 and Password 789281.

The members that were present reviewed the items on the agenda. The first item was the petitioner WSU Properties for a proposed retail development and the second item was for Secondary Plat Approval for a proposed senior living facility, represented by Attorney Jim Wieser.

There was a wrong date on the agenda for the next plan commission meeting that needed to be corrected.

Commissioner Martini sat in on behalf of Commissioner Turich who was absent. Commissioner Martini & Grzymiski inquired about the revised plans from the petitioner for WSU Properties regarding elevation & pond issues. The Town's engineer, Mr. Derek Snyder responded that he and the petitioner's engineer, Russ Posen have been in communication about those items and they have been addressed.

Mr. Mika pointed out that WSU Properties would be requesting a Public Hearing for next month's Plan Commission meeting. Also, the second petitioner represented by Attorney Jim Wieser would be requesting Secondary Plat Approval for the Senior Living Facility. He stated it is strictly an administrative action. He continued that he and Mr. Snyder reviewed the Mylar's and they are in order. He furthered that the process would be for the Plan Commission President and Secretary to sign the Mylar's, give them back to the petitioner to be recorded and then the petitioner would provide the Town with a copy.

Mr. Mika said he and Kathy DeGuilio-Fox, the Redevelopment Director, met with a property owner regarding a potential major project. He was not at liberty to say who or what that project was at this time, however it would most likely involve a Use Variance, and the re-subdivision of the property. There was also discussion regarding having a joint meeting between the Plan Commission, BZA and the Redevelopment Commission.

Mr. Mika stated that beginning next month the plan is to start having in person meetings again. There were no objections from the members. Councilman Sheeman said all would meet in person as the Governors declaration has expired.

Mr. Mika said there was no start date for the gas station at Hart & Indianapolis Blvd regarding new construction, however there were Demo permits pulled to raze the structures and the property is being maintained.

Attorney Greg Bouwer who is representing WSU Properties relayed that he would only be attending the meeting for a short time and his associate, Jim Yannakopoulos would be stepping in. Attorney Bouwer had another Public Hearing he needed to attend.

Councilman Sheeman did inquire as to why the petitioner for WSU Properties would not disclose who the retailer would be. Mr. Mika stated that whomever occupies the building it would have to be a permitted Use. David Mangurten said there was a Non-Disclosure Agreement that was signed that is legally binding from saying who the petitioner is. Attorney Bouwer said the retailer is a Fortune 500 Company.

Study Session ended at 7:00 P.M.

Ken Mika



Building Commissioner / Zoning Administrator