

## HIGHLAND PLAN COMMISSION

Study Session Minutes

July 7, 2021

Study Session began at 6:30 P.M.

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

Those in attendance reviewed the petition materials (Hard Copies) of Highland Acres Lot 1, an addition to Highland Main Plaza's Final Planned Unit Development Plan/WSU Properties. Attorney Jim Yannakopoulos was filling in for Attorney Greg Bouwer due to another commitment. It was explained that everything was in place except that certain exhibits were missing from the PUD Plan, along with the site photo metric plan. It was explained that those would need to be included prior to their Public Hearing in two weeks. In addition, Plan Commission Engineer Derek Snyder stated that everything from an engineering standpoint had been completed, except that he was waiting for the specifications on a pump that they are proposing on using.

Mr. Mika made those in attendance aware of the fact that he, for several months on and off, has been dealing with a developer that has interest in building out an existing R-PUD that was approved approximately 25 years ago. It was to have been completed as (4) eight unit condos complexes. Two were built. The developers went bankrupt and the other two condo buildings were never constructed. The two remaining lots have, as a result, never been built on. The developer stated that, in place of the (2) eight unit buildings as approved as part of the PUD, said the current market would not support the construction of what has been approved under the original PUD, and he would like to construct four Townhomes. The development is served by a private drive (Longwood Drive). This PUD was to have been governed by a Homeowner's Association with the surrounding areas, including the detention pond, maintained by the HOA. It appears that the West occupied half has been, however nothing appears to be in place for the remaining properties. The PUD was to be managed as a whole, as a result of it not being maintained. The East half of the private drive is in poor condition and areas are not maintained. The developer has been made aware of the fact that they need to entertain some legal binding agreement between themselves and the existing HOA, prior to continuing in the process which would include a change to the original PUD Plan.

Those in attendance were briefed by Mr. Mika in general as to what the joint Board/Commission Executive Session being called for by the Redevelopment Director on Tuesday, July 20, 2021 at 6:00 P.M. entailed.

Those in attendance were briefed by Mr. Mika as to the current status of affairs with the proposed gas station property at Hart Rd. & Indianapolis Blvd.

Study Session ended at 6:45 P.M.

Ken Mika

Building Commissioner / Zoning Administrator