

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, February 15, 2023

The Highland Plan Commission met in regular session on February 15, 2023. The Pledge of Allegiance was led by Commissioner Martini. The meeting opened at 6:39 P.M. led by Commissioner Martini.

ROLL CALL: Present on roll call: Commissioners Martini, Kisse, Briseno, Wright, and Zemen. Also present Ken Mika, Building Commissioner/Zoning Administrator, Attorney Scott Bilse sitting in for Plan Commission Attorney John Reed and Town Engineer Derek Snyder. Absent Commissioners' Turich and Balczo.

MINUTES: Are there any deletions, additions, or corrections to the minutes of January 18, 2023 regular meeting? If none, they will stand approved as posted.

ANNOUNCEMENTS: The next study session will be held on March 1, 2023 at 6:30 P.M. The next business meeting will be held on March 15, 2023 at 6:30 P.M., with the Business Meeting immediately following the Study Session.

COMMUNICATION: None

New Business: Docket # 2023-01 Preliminary Hearing (Request Public Hearing for next month) for a (1) lot subdivision located at the real property address of 8327 Grace St., for the purpose of building a new Single-Family home. The petitioner is Price Point Builders, P.O. Box 1343, Crown Point, In 46307, representing James & Twila Dutcher of 3348 North Dr., Highland, In., 46322.

Ms. Camille Schoop of 7620 Madison St., Merrillville, IN and Mr. Bruce Young, 12816 Lee Ct., Cedar Lake, In., of Price Point Builders were present on behalf of James & Twila Dutcher of 3348 North Dr., Highland, In to request a Public Hearing for a (1) Lot Subdivision at the location of 8327 Grace St., for the Plan Commission Meeting scheduled for March 15, 2023. A proposed plat was distributed. Mr. Mika relayed to Price Point that for the Public Hearing they would need to provide (3) Mylars. After the proposed plats were distributed, Mr. Young said they were present at the meeting to request a Public Hearing before the Plan Commission for March 15, 2023. Mr. Young continued that there was a conversation with a question regarding the easement for the property. Mr. Mika responded there were actually numerous issues, but the one big issue was regarding a 20 ft. section between their lot and the rear south portion on the rear of Grand Blvd. He furthered that he previously asked Price Point to do research to find out who owns that property. Ms. Schoop responded that they are pretty sure that the 20 ft easement does not belong to the petitioner. She furthered inquired that when they do find out who the easement belongs to, will it have to be incorporated into their property? Mr. Mika said they would have to find out the circumstances before they comment. There was discussion that there would have to be more investigation as they were not getting any clear answers regarding ownership of the easement.

Mr. Mika brought up further issues regarding the plat, those issues being: A 15 ft wide easement needs to be provided at the rear of the property on the East end, 30 ft west on Grace needs to be dedicated as right-of-way, a misspelling of purposes, the sidewalk going in front of the property needs to be shown on the plat, and some language regarding the easements need to be added to the plat as well.

Mr. Martini asked Mr. Mika if he felt these issues could be resolved by the next Plan Commission meeting for their Public Hearing. Mr. Mika said that perhaps with the exception to the 20 ft easement issue, that there would be a study session and then the Public Hearing in a month from now, so he felt the issues could be cleared up one way or another.

Commissioner Briseno motioned to approve the Public Hearing request for the March 15, 2023 meeting. Commissioner Wright seconded and the motion unanimously passed with a roll call vote of 5 – 0.

New Business: Docket # 2023-02 Preliminary Hearing (Request Public Hearing for next month) for a (1) lot subdivision, with no additional development or site changes, located at the real property address of 8401 Indianapolis Blvd. Jack Rosencrans, of DLC Management, 565 Taxter Road, 4th Floor, Elmsford, NY, 10523 representing Sursee Improvements, LLC, 8401 Indianapolis Blvd., Highland, IN 46322.

Attorney Dave Westland of 2929 Carlson Dr., Hammond, In and Mr. Jack Rosencrans of 565 Taxter Rd., Elmsford, New York were present to request a Public Hearing for March 15, 2023 on behalf of the petitioner for a (1) Lot subdivision for the real property address of 8401 Indianapolis Blvd.

A site plan was distributed. Attorney Westland said the site is 12.8 acres, but the (1) Lot Subdivision where the Veterinary Clinic is located is approximately .7 of an acre. Attorney Westland relayed that with conversations that were had with Mr. Mika, that a Variance would not be required, however they do need to reach out to the Plan Commission Attorney John Reed in regards to a cross access agreement and a few other agreements between the remaining lot (The Ultra) and the (1) Lot that they are creating. Mr. Westland relayed that he has not gotten anything to Attorney Reed as of yet and would anticipate having something to Attorney Reed by the next Plan Commission Study Session scheduled for March 1, 2023. There were comments that the area around the Veterinary Clinic was a vast improvement to what was there prior.

Commissioner Briseno motioned to approve the Public Hearing request for the March 15, 2023 meeting. Commissioner Kisse seconded and the motion unanimously passed with a roll call vote of 5 – 0.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Briseno seconded. Meeting adjourned at 6:55 P.M.