

HIGHLAND PLAN COMMISSION
Study Session Minutes
March 1, 2023

Study Session began at 6:34 P.M.

In attendance were: Commissioner's, Balczo, Briseno, Kisse, Martini, Turich, and Zemen. Also in attendance was Ken Mika, Building Commissioner/Zoning Administrator, P.C Engineer Derek Snyder and Plan Commission Attorney John Reed. Commissioner Wright was not present.

Those in attendance met with the representatives of Price Point Builders, who distributed a revised Preliminary Plat to Commission members and staff. Mr. Mika stated that he earlier in the day spoke with Attorney Nathan Vis, who was retained by the petitioner to better research the happenings of the mystery 20 feet on the North side of the property. Apparently there have been 10 deeds going back to 1959. In the original there was an apparent mistake made in the legal description. Attorney Vis stated he will be filing and recording a Scriveners error document, essentially correcting a previous mistake. This will add the 20 feet to the property seeking the (1) lot subdivision with it being established as an easement as part of this property. The petitioner submitted a revised plat showing this. Mr. Mika suggested to the Commission members that they can probably consider Primary & Secondary Plat approval at the Public Hearing in two weeks.

Those in attendance met with heard from Attorney Dave Westland who is seeking a (1) lot subdivision for his client. Mr. Westland distributed copies of the proposed plat. He believes after speaking with Mr. Mika everything is in order and that at the March 15 Public Meeting they would like to seek Primary & Secondary Plat approval that same evening. Mr. Mika stated that this was pretty cut and dry and didn't see why they couldn't as long as the prepared agreements were in order, and they had the Mylars ready for signatures that night.

Those in attendance met with Jim Lyons of Osborn Partners & Russ Pozen of DVG Team, Inc. Mr. Lyons explained that they are moving forward with a (1) lot subdivision & Indianapolis Blvd. Zoning Overlay District Development Plan. Mr. Lyons showed the building materials that will be used in addition to the particulars of the proposed development which he received a Use Variance, for a Public Storage facility at 8601 & 8621 Osborne Ave. There was some discussion related to how the buildings would be screened, along with discussion about the lighting and landscaping. Mr. Lyons knows they will need to submit a photo-metric lighting plan. There were some items that they still need to work on. They hope to begin this construction season. They will be back at the April Plan Commission Study Session.

Study Session ended at 7:10 p.m.

Ken Mika

Building Commissioner / Zoning Administrator