

## **HIGHLAND PLAN COMMISSION**

Minutes of the Meeting of  
Wednesday, March 15, 2023

The Highland Plan Commission met in regular session on March 15, 2023. The Pledge of Allegiance was led by Commissioner Briseno. The meeting opened at 6:35 P.M. led by Commissioner Martini.

**ROLL CALL:** Present on roll call: Commissioners Martini, Kissee, Briseno, and Wright. Also present, Attorney Scott Bilse attending for Plan Commission Attorney John Reed and Town Engineer Derek Snyder. Absent Commissioners' Balczo & Zemen. Commissioner Turich attended the Meeting at 6:40 p.m.

**MINUTES:** Are there any deletions, additions, or corrections to the minutes of February 15, 2023 regular meeting? If none, they will stand approved as posted.

**ANNOUNCEMENTS:** The next study session will be held on April 5, 2023 at 6:30 P.M. The next business meeting will be held on April 19, 2023 at 6:30 P.M., with the Business Meeting immediately following the Study Session.

**COMMUNICATION: None**

**Old Business: Docket # 2023-01 Public Hearing** for Primary & Secondary Plat approval 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, asking for Primary & Secondary Plat approval.

Ms. Schoop relayed that Price Point Builders was present for the (1) Lot Subdivision for Primary & Secondary Plat approval. She continued they submitted the Scrivener's Error Affidavit to correct the issue with the 20-foot parcel to the north of property. The issue specifically being the legal description to depict the parcel from 1959 was in error. It should have been 80 feet to the north, instead of 60 feet to the north. She distributed amended plans to the Commissioners. Mr. Young pointed out that the property has a 15-ft easement to the back and a 30-ft easement on the front of the property.

Commissioners Martini and Kissee asked for clarification about there being (2) separate Motions for Primary and Secondary Plat Approval. Attorney Bilse confirmed there should be two motions.

Commissioner Martini asked for a motion for Primary Plat Approval.

Commissioner Kissee made a motion for Primary Plat Approval for the (1) Lot Subdivision at the location of 8327 Grace St. for a new single-family residence. Commissioner Briseno seconded and it unanimously passed with a roll call vote of 4 -0.

Commissioner Martini asked for a motion for Secondary Plat approval.

Commissioner Briseno made a motion for Secondary Plat Approval for the (1) Lot Subdivision at the location of 8327 Grace St. for a new single-family residence. Commissioner Kissee seconded and it unanimously passed with a roll call vote of 4 – 0.

Commissioner Martini opened the Public Hearing. Hearing no remonstrators, the Public Hearing was closed.

**Old Business: Docket # 2023-02 Public Hearing for Primary, and Secondary Plat approval 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, 4<sup>th</sup> Floor, Elmsford, NY, 10523 representing Sursee Improvements, LLC, 8401 Indianapolis Blvd., Highland, IN 46322.**

Attorney Dave Westland was present along with Jack Rosencrans of DLC Management, representing Sursee Improvements for Primary & Secondary Plat Approval for the real property address of 8401 Indianapolis Blvd.

Attorney Westland said it was requested they prepare a Covenant to be recorded for the Plat. He was able to confirm that both Building Commissioner Mika and Plan Commission Attorney Reed both signed off on the Covenant on March 3, 2023. He continued the Covenant would cover drainage as well as access. He said the Proofs of Publication were approved by Attorney Reed via email.

Commissioner Martini open the Public Hearing. Hearing no remonstrators, the Public Hearing was closed.

Commissioner Martini asked for a Motion.

Commissioner Briseno made a motion for Primary Plat approval for a (1) Lot Subdivision with no additional development or site changes, at the location of 8401 Indianapolis Blvd. Commissioner Wright seconded and it unanimously passed with a roll call vote of 5 – 0. (Commissioner Turich was present for this vote).

Commissioner Wright made a motion for Secondary Plat Approval for a (1) Lot Subdivision with no additional development or site changes, at the location of 8401 Indianapolis Blvd. Commissioner Briseno seconded and it 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 Turich moved to adjourn. Commissioner Briseno seconded. Meeting adjourned at 6:45 P.M.