

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, June 21, 2023

The Highland Plan Commission met in regular session on June 21, 2023. The Pledge of Allegiance was led by Commissioner Briseno. The meeting opened at 6:33 P.M. led by Commissioner Turich.

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

MINUTES: Are there any deletions, additions, or corrections to the minutes of May 17, 2023 regular meeting? If none, they will stand approved as posted.

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

COMMUNICATION: None

New Business: Docket # 2023-03 Public Hearing for Primary and Secondary Plat approval of a (1) lot Subdivision and Zoning Overlay District Development Plan located at the real property address of 8621 Osborne St., for the purpose of building a Self-Storage Unit Facility. The petitioner is James Lyons of Highland Osborn Partners, LLC, 20 West Road, Dune Acres, In. 46304, represented by Russ Pozen & Jonathan Baccino of DVG Team, Inc., 1155 Troutwine Road, Crown Point, In 46307.

Jim Lyons of Highland Osborn Partners, LLC and John Baccino of DVG Team were present to request Primary, Secondary Plat and Zoning Overlay District Development Plan approval for a proposed self-storage unit facility at the location of 8621 Osborne St.

Mr. Lyons distributed copies of the engineering and landscaping plans to the Plan Commission members for review.

Commissioner Kisse asked if the distributed plans had the changes that had been discussed at the last meeting. Mr. Lyons replied yes.

Commissioner Turich asked if the Proofs of Publication were in order. Attorney Reed replied yes.

Commissioner Turich asked Mr. Lyons if he had anything he would like to discuss. Mr. Lyons replied he believed all things had been covered at the last four study sessions and meetings and that all things that had been discussed with Derek Snyder and Mr. Mika, have been responded to.

Commissioner Turich opened the Public Hearing.

Mr. Jeff Best of 8632 Osborne St. asked when the construction would start. Mr. Lyons replied the first thing to take place would be to get a State Design Release from the State of Indiana and that may take a month. They hope to start construction sometime in August. He further stated that Osborne would be greatly improved by the installation of curbs, sidewalks, a new road along with new sewer lines and three new water lines. He furthered there would be some disruption, but they have hired some of the best contractors in the area. Mr. Lyons offered to give the resident his phone number.

Commissioner Kisse mentioned there were previous conversations about rebuilding driveways. Mr. Lyons replied they were rebuilding just the driveway entry ways.

Kim Best of 8632 Osborne St. asked if sewers were going in by her house Mr. Lyons replied they are not touching her sewers, but they would be putting in asphalt by her house and a new sidewalk. She inquired why a sidewalk was going in when now the area goes to nowhere. Mr. Mika replied it is part of the subdivision control ordinance requirement in case there is future development.

The resident at 2537 Highway Ave. inquired as to what proximity the self-storage units would be in relation to their property. Mr. Lyons showed him, among other residents, the site plan. Mr. Lyons again offered to give the residents his phone number. He mentioned their facility in Crown Point at 113th and Delaware in case the residents were interested in seeing what that facility looked like.

Commissioner Turich closed the Public Hearing.

Commissioner Briseno suggested that future meetings copies of site plans, etc. should be available for the public to review.

Commissioner Turich and Mr. Mika replied that many times the petitioners are asked to make a presentation at the Public Meetings for the public to see.

Commissioner Zemen wanted to let Mr. Lyons know that in all the years he has been on the Town Council and on the Plan Commission, he has never met a developer as professional or communicable as him. Commissioner Zemen just wanted to thank him for that. Mr. Lyons replied it has been a pleasure working with the Town as well.

Commissioner Briseno motioned for Primary Plat Approval of Docket # 2023-03. Commissioner Zemen seconded, and it unanimously passed with a roll call vote of 6 - 0.

Commissioner Martini motioned for Secondary Plat Approval of Docket # 2023-03. Commissioner Kisse seconded, and it unanimously passed with a roll call vote of 6 - 0.

Commissioner Turich asked Derek Snyder and Mr. Mika if everything was in order to proceed. They both replied yes.

Commissioner Kissee motioned to approve the Zoning Overlay District Development Plan, located at the real property address of 8621 Osborne St., Docket # 2023-03, for the purpose of building a Self-Storage Unit Facility. Commissioner Wright seconded and it unanimously passed with a roll call vote of 6 – 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 6:50 P.M.