

HIGHLAND PLAN COMMISSION
Study Session Minutes
December 6, 2023

Study Session began at 6:31 P.M.

In attendance were: Commissioner's Briseno, Kisse, Martini, Turich, Wright and Zemen. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, P.C Engineer Derek Snyder & Plan Commission Attorney John Reed.

Ryan Torrenga of Torrenga Engineering was present, representing Charidimos Georgalas of ALFA Properties, who also attended, to discuss a proposed Subdivision between Indianapolis Blvd. and Spring St. Mr. Mika stated that the properties are vacant, and that the Indianapolis Blvd. side is zoned B-3/Indianapolis Blvd Zoning Overlay District. The Spring St. side is Zoned R-2. The petitioner is proposing a 3 Lot Subdivision. One on the Indianapolis Blvd. side in which they want the rear lot lines to be moved approx. 108' to lineup with the existing commercial properties to the North, and two lots along Spring St. Mr. Torrenga stated the developer has no plans for anything at this time but has been in discussion with a builder to potentially build one single family home, and one duplex on Spring St. Mr. Mika stated that the lot sizes would accommodate the requirement for such. Mr. Snyder stated the lot referred to as Tract 3, has what he believes is a utility easement along its south property line which wasn't being shown. Mr. Torrenga stated he would check into that and make the addition accordingly. It was also requested to include the front building lines based on the zoned districts' requirements. Everything appeared to be pretty clear cut. They were asked if they would be ready for a Preliminary hearing in two weeks in which they replied yes.

Study Session ended at 6:58 P.M.
Ken Mika

Building Commissioner / Zoning Administrator