

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, November 10, 2010**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, November 10, 2010, at 6:30 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Tom Crowel called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Michael Maloney, Greg Kuzmar, Bridget DeYoung, Tom Crowel, and Dominic Noce. Also in attendance were Co-Commissioner Appointment from the School Town of Highland Larry Vassar, Attorney Carol Green-Fraley, Building Superintendent Ken Mika, Town Engineer John Phipps with Nies Engineering, and Redevelopment Director Cecile Petro.

General Substance of the Discussion

1. Meeting with Mr. John Phipps and Mr. Ken Mika

Mr. John Phipps and Mr. Ken Mika met with the Redevelopment Commission to explain the Town’s storm water policy and to address the concerns of the Redevelopment Commission regarding run off requirements on small, one lot commercial sites undergoing redevelopment.

2. Agenda

The Commission reviewed the agenda for the evening including the minutes and claims. No comments were received on either. Commissioners discussed the sign variance request from Circle Buick GMC. Although they are generally in favor of providing a recommendation, they would like to see a rendering of the sign before recommending a variance to the Board of Zoning Appeals. The Commission discussed giving authority to the President to sign a letter of recommendation, if the Commission finds the sign appropriate for that location.

The Discussion ended at 7:28 PM. for the public meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
November 10, 2010**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on November 10, 2010 at 7:25 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Tom Crowel called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Greg Kuzmar, Michael Maloney, Bridget DeYoung, Tom Crowel, and Dominic Noce. Also in attendance were Attorney Carol Green-Fraley and Co-Commissioner Appointment from the School Town of Highland Larry Vassar. Taking minutes for the meeting was Director Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Maloney made a motion to approve the minutes of the Study Session and Public Meeting of October 13, 2010 and the Study Session of October 27, 2010. Commissioner Noce seconded the motion. **Minutes were approved by unanimous voice vote.**

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Commissioner Kuzmar made a motion to cancel the regularly scheduled Study Session on November 24, 2010. Commissioner Maloney seconded the motion. **By unanimous voice vote, the motion was passed.**

Commissioner DeYoung made a motion to authorize the President to sign a letter of recommendation to the Board of Zoning Appeals regarding the sign variance request from Circle Buick GMC subject to receiving and approving the rendering of the sign. Commissioner Maloney seconded the motion. **By unanimous voice vote, the motion was passed.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Noce made a motion to approve accounts payable vouchers as posted. Commissioner Kuzmar seconded the motion. **By unanimous voice vote, the accounts payable vouchers were approved.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next public meeting will be held on December 8, 2010 at 7:00 pm. A study session will precede the public meeting at 6:30 pm and reconvene following the public meeting. The next full study session will be held on December 22, 2010 at 6:30 pm.

PUBLIC COMMENTS: None

ADJOURNMENT:

Commissioner Noce made a motion to adjourn. Commissioner Maloney seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:29 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
November 10, 2010**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 7:30 PM in the Upstairs Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL: Present on silent roll call included Commissioners: Greg Kuzmar, Michael Maloney, Dominic Noce, Bridget DeYoung, Tom Crowel, and Redevelopment Director Cecile Petro. Economic Development Commissioner George Vande Werken entered after the Study Session began at 7:55 PM.

General Substance of the Study Session

Commissioners resumed their discussion on the **Town’s Storm Water Policy** as it relates to small one lot commercial areas undergoing redevelopment. They also reviewed the policies of neighboring communities. The Commission directed Ms. Petro to prepare a policy position paper regarding this issue.

The Director reported that the **Design Standards review process** has been reviewed with the Building and Inspection Department. It was found that a bank building undergoing façade changes in the downtown was approved before the design standards were in place.

Ms. Petro stated that the Director of **Indiana Main Street** will be attending our December 8, 2010 meeting at 6:00 PM to be sure that our Main Street organization is a sustainable group. The Commission discussed the importance of recruiting people with a variety of skills to become involved in this organization. The Director informed the Commission that she will be recruiting two or more Experiential Learning Students from Purdue Calumet to assist with the Main Street program.

The Commission reviewed the first draft of the **Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area**. Commissioners suggested that the term “blight” be moved to the bottom of the list of reasons to develop the Plan.

Ms. Petro informed the Commission about possible **business development efforts** in town.

Adjournment: The Study Session was adjourned by voice vote at 9:47 PM.