

HIGHLAND PLAN COMMISSION

Minutes of the Special Meeting of
Wednesday, February 3, 2021

The Highland Plan Commission met for a Special Meeting on February 3, 2021 via a Zoom Meeting Format, Meeting ID 99897447550 Password 620443. The Pledge of Allegiance was led by Commissioner Zemen. The special meeting opened at 6:00 P.M. led by Commissioner Martini.

ROLL CALL: Present on roll call: Commissioners Joseph Grzymiski, Mark Kendra, Mario Martini, Bernie Zemen and James Kisse. Also present Ken Mika, Building Commissioner/Zoning Administrator and Plan Commission Attorney John Reed. Absent Commissioners Vander Woude and Turich.

MINUTES: Commissioner Martini asked if there were any deletions, additions or corrections to the minutes of the December 16, 2020 regular meeting.

Attorney Reed interjected to explain why there was a special meeting called and that the December 16 minutes would have to wait to be approved. He continued that there was an electronic technical issue with being able to post notice on the Facebook live feed so people were not able to sign in on the Zoom meeting to watch the Plan Commission meeting of January 20, 2021. He continued that essentially the meeting of January 20 did not take place. He said the Plan Commission would not be approving the minutes of the December 16 meeting until the February 17 meeting. He said tonight's meeting was to focus on the approval of the Findings of Fact for Good Luck LLC and for SJ Highland LLC.

Commissioner Martini brought up an earlier discussion regarding the agenda for the Study Session slated to be held after tonight's Special Meeting. He continued there was no business to be discussed on the agenda and therefore the Study Session would not take place.

ANNOUNCEMENTS: The next study session was not held on February 3, 2021 at 6:30 P.M due to their being no agenda items for discussion. The next business meeting will be held on February 17, 2021 at 7:00 P.M.

COMMUNICATION: None

OLD BUSINESS: Docket 2020-02 –Public Hearing - Approval of prepared Finding(s) of Fact for Primary Plat approval for a (1) Lot Subdivision, and the approved Indianapolis Blvd. Zoning Overlay District Development Plan for a proposed gas station and related Convenience store at the N. E. corner of Indianapolis Blvd. and Hart Rd. as represented by Carmen Arvia/DVG Team, Inc. for Paramvir Singh of Good Luck LLC, Inc. Also requesting Secondary Plat approval

Commissioner Zemen motioned to approve the Findings of Fact for Primary Plat approval for Good Luck, LLC, for a (1) Lot Subdivision. Commissioner Kisse seconded and it unanimously passed with a roll call vote of 5 - 0.

Commissioner Kissee motioned to approve the Findings of Fact for the Indianapolis Blvd. Zoning Overlay District Development Plan for a proposed gas station & related convenience store at the northeast corner of Indianapolis and Hart Road. Commissioner Grzymiski seconded and it unanimously passed with a roll call vote of 5 – 0.

Commissioner Grzymiski motioned to approve the Good Luck, LLC Secondary Plat approval for a (1) Lot Subdivision. Commissioner Zemen seconded and it unanimously passed with a roll call vote of 5 – 0.

OLD BUSINESS: Docket 2020-03 Public Hearing - Approval of prepared Finding(s) of Fact for Plan Commission's Recommendation to the Town Council to Rezone, from R1A to R3PUD, Recommendation to Town Council to approve the Preliminary PUD Plan and the approval of the Findings for the Primary Plat approval for a (2) Lot Subdivision concerning a proposed Senior Living Facility on 19+/- Acres located between Cline Ave. and Kleinman Rd., as being represented by Attorney Wieser for S.J. Highland, LLC.

Commissioner Kissee motioned to approve the Findings of Fact for recommendation to the Town Council to Rezone the 19+/- Acres between Cline Ave & Kleinman Rd. from R1A to R3PUD. Commissioner Kendra seconded and unanimously passed with a roll call vote of 5 – 0.

Commissioner Grzymiski motioned on the recommendation to the Town Council to approve the Findings of Fact for the Preliminary PUD Plan for S.J. Highland, LLC. Commissioner Kendra seconded and unanimously passed with a roll call vote of 5 – 0.

Commissioner Zemen motioned to approve the Findings of Fact for the Primary Plat approval for a (2) Lot Subdivision for the Senior Living Facility between Cline Ave and Kleinman Rd., known as S.J. Highland, LLC. Commissioner Kissee seconded and it unanimously passed with a roll call vote of 5 – 0.

Attorney Reed asked Mr. Mika if everything was arranged regarding the Mylar's for Good Luck, LLC. Mr. Mika replied he has new Mylar's that needed to be signed and dated from the correct parties. He said after that transpired the petitioner would take the Mylar's to be recorded.

Commissioner Kendra said he would make arrangements to sign the Mylar's.

Commissioner Zemen wanted to thank Mr. Reed for his assistance. Attorney Reed appreciated his remark.

Commissioner Martini open the floor for Public comment. Hearing no remonstrator's, the Public Hearing was closed.

Commissioner Martini ask that the record show the Commission waited 4.5 to 5 minutes to allow remonstrations from the Public and no one raised their hand to comment.

It was reiterated there would be no Study Session after tonight's Special Meeting.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Grzymiski moved to adjourn. Commissioner Zemen seconded the motion and it passed by a roll call vote of 5 – 0. Meeting adjourned at 6:19 P.M.