

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
March 3, 2021

Study Session began at 6:30 P.M. via a virtual meeting (Zoom Platform) Meeting ID (933 3278 9667) Password (558795).

In attendance were: Commissioners Balczo, Grzymiski, Kendra, Kisse, Martini, Turich and Zemen. Also in attendance were Building Commissioner/Zoning Administrator Ken Mika, Town Engineer, Derek Snyder and Plan Commission Attorney John Reed.

Mr. Mika introduced Hunter Balczo who was recently appointed by the Town Council. He replaces Tom Vander Woude.

Commissioner Martini opened the study session to discuss the night's one topic. Attorney Greg Bouwer was present to represent the petitioner Aetna Development for a proposed retail development going in at 10404 Indianapolis Blvd. Also present with Attorney Bouwer was Attorney James Yannakopoulos from Mr. Bouwers office and David Mangurten the architect for Aetna Development.

Attorney Bouwer said the proposed development would be an addition to the existing PUD. He furthered it would be a national retail tenant to occupy the proposed development site. The square footage of the development would be 4005 sq. ft. The set back would be parallel with the building to the south with appropriate parking spaces. He continued they are not proposing a curb cut and access would be by the Gordon Food Service store located to the south of the proposed development along with access availability from the west by the Subway store on Main St. David Mangurten mentioned their client was anxious to get the site open.

Commissioner Martini inquired if attorney Bouwer was at liberty to say who the retailer was. Mr. Mangurten replied they were not, just that they were a national retailer.

Mr. Mika wanted to provide some history regarding the area were the proposed retail site would be. He went on to say that the area is Zoned PUD and that the developer Aetna, established the Gordon Food Service, the Fitness Store along with the Multi-Tenant Commercial building along Main St. This is to the south of the site being discussed tonight. Whatever is developed on this site needs to include the ingress/egress cross access easements that were established to the south/previous development. The travel lanes need to line-up between the GFS Site and the existing Meyer Dr. north of Bills Movers which then enters onto Ramblewood Dr. The developer's site plan shows a jog in the proposed path which is a problem. Also, this site was not included with the previous development storm water management plan, nor does their site plan reflect anything addressing this, which they would be required to do.

Attorney Bouwer said they would work with the Town in getting the cross access developed.

Derek Snyder of Nies Engineering said they would like to have the access lined up in the future with the Meijer Drive to the north. Mr. Snyder also mentioned the storm water detention would also have to be developed for the proposed project and future development for this site.

Commissioner Kisse asked if for future development that the existing entrance on Indianapolis Blvd. would be the only entrance available. Mr. Mangurten replied yes.

Mr. Mika said that the whole idea was to try and eliminate curb cuts on Indianapolis Blvd. and that's why the internal road system was developed.

Mr. Mika said that the property is located in and PUD and also an Indianapolis Blvd. Zoning District Overlay District. He said there would have to be approval with the development plan which is almost identical to what is required in the PUD. He continued he was contacted by the Redevelopment Director and was informed that this is also an allocation area.

Attorney Reed inquired about the parking spaces on the site plan for the proposed development and asked if it were a stand-alone building would the parking spaces indicated be a sufficient amount. Mr. Mika thought it probably would be, but would be dictated by potential use. There was a few back and forth conversations regarding the parking spaces and door locations.

Attorney Reed asked if Attorney Bouwer was at liberty to say who the retailer was and he replied no.

There was conversation as to when the petitioner may or may not be on the Plan Commission Meeting agenda. The earliest date would probably be the April, 2020 meeting, but that was up in the air as well.

There was no other items for discussion. The study session was adjourned.

Study Session ended at 7:01 P.M.

Ken Mika

Building Commissioner / Zoning Administrator