

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, August 21, 2019

The Highland Plan Commission met in regular session on August 21, 2019 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland, Indiana. The Pledge of Allegiance was led by Commissioner Zemen. The meeting opened at 7:00 P.M. led by Commissioner Turich.

ROLL CALL: Present on roll call: Commissioners Joseph Grzyski, Doug Turich, Mark Kendra, Mario Martini, Mark Schocke, Ton Vander Woude and Bernie Zemen. Also present Ken Mika, Building Commissioner, Attorney Jared Tauber and John Phipps, Plan Commission Engineer, Nies Engineering.

MINUTES: Commissioner Turich asked if there were any deletions, additions or corrections to the minutes of the July 17, 2019 regular meeting. Hearing none they were approved as posted.

ANNOUNCEMENTS: The next study session will be held on September 4, 2019 at 6:30 P.M. The next business meeting will be held on September 18, 2019 at 7:00 P.M.

COMMUNICATION: Letter of apology from Konnie Kuiper of Hillside Funeral Home regarding his storm water detention pond.

OLD BUSINESS: Docket No. 2019-06 Public Hearing for Attorney Jim Wieser representing petitioner S.J. Highland, LLC/David Smith of Russell Construction and Real Estate Development for the proposed Rezoning from R-1A to R-3 PUD and Subdivision of the property commonly referred to as Scheeringa Farms comprised of approximately 19 acres +/-, for a proposed Senior Living Facility to include independent, assisted and memory care. The area is bordered by an unknown distance to the North, Ernie Strack Drive (Not a public Street) to the south, Kleinman Rd to the west and Cline to the east.

Correspondence was received from Attorney Wieser requesting a continuance of the Public Hearing due to engineering documentation not being complete. Commissioner Martini motioned to continue the Public Hearing to September 11, 2019. Commissioner Zemen seconded and it unanimously passed with a roll call vote of 7 – 0.

NEW BUSINESS: Docket No. 2019-07 Preliminary Hearing for a (10) lot subdivision located at the real property address of 9516 Kennedy Ave.(between 43rd & 44th St.) for the purpose of building new single family homes. The petitioner is Lakeview Homes & Development, Inc., 521 Cochran Dr., Crown Point, IN 46307.

Mr. Lozevski requested a Public Hearing for the Plan Commission Meeting of September 11, 2019. Commissioner Schocke motioned to approve the Public Hearing request. Commissioner Martini seconded and unanimously passed with a roll call vote of 7 – 0.

BUSINESS FROM THE FLOOR: Mr. Robert Hill of 3727 43rd St. asked about the proposed Senior Living facility. One of his questions/comments was that he had heard that the Town's Public Works complex would be moving to this location.

Mr. Mika replied that at one point there was a discussion of the complex moving there, but that was taken out of the equation.

Mr. Hill asked if the Senior Center would encompass the entire property. Mr. Mika replied yes, eventually. He stated further that there are (3) phases with the first phase being a (4) story structure that will be situated on Cline Ave. and a second phase west of that and are proposing perhaps townhomes on Kleinman that are geared toward senior living.

Mr. Hill stated he lives near the Scheeringa farm and that it acts as a giant shock absorber for the rain and he is concerned that when the facility is built it could affect his property and perhaps start flooding. Mr. Mika replied that whatever water falls onto their property, they have to detain and release it based on ordinance requirements, which will be part of the engineering plans.

Mr. Schocke commented he lives close to where the facility is going to be built and he is keeping a close watch on the project, as it will affect him too.

Mr. Terry Stivers of 3744 42nd Pl voiced concerns about the facility and public/fire safety.

Mr. Mika responded that the building would be built according to the code requirements for this type of an occupancy. Also, each Department/Commission Board that is involved in the project, will review and comment. This way the Plan Commission can make legitimate decisions.

Jennifer Vanek of 9438 Cline wanted to clarify that it is not the Scheeringa family that owns and is selling the property; the property belongs to Stracks (Griffland Center).

Cindy Rataczak of 8822 Parrish commented that she has lived in Highland all her life and watched all the farm fields go away and wondered why the development could not go elsewhere, perhaps where the vacant Ultra Shopping Center was once located in the 8400 block of Indianapolis Blvd. or other vacant buildings in Town.

Larry Kondrat of 8114 4th Pl. E revisited a conversation that transpired at the Plan Commission meeting on July 17. He asked if there was a permit pulled as of yet for the School for the water discharge. He said he believed the Town was waiting on engineering plans so a permit could be pulled. Mr. Mika replied no permit had been issued at this point. Mr. Kondrat asked if anything had been submitted for approval and Mr. Mika replied no.

Mr. Kondrat asked about an issue regarding Hillside Funeral Home and the detention pond being filled in without a permit. He asked if there were any repercussions for no issuance of a permit.

Mr. Schocke agreed the process has been frustrating, but the situation has been brought into compliance.

Mr. Kondrat remarked that he attended a Town Council meeting regarding the Hillside Funeral Home and if there would be any recourse due to no permits being applied for or issued. Per Mr. Kondrat, he said the Town Council instructed him to speak to the Plan Commission.

Mr. Schocke referenced the July Plan Commission minutes where the Plan Commission stated that the Town Council would be the entity to enact a new ordinance to pull the business license of any business in Town.

Mr. Kondrat asked if the funeral home has been given an all clear regarding the function of the detention pond. Mr. Mika replied the funeral homes engineer for the project has certified that the pond has been constructed per the design. It appears the detention pond is doing what it was constructed to do.

A Highland resident inquired about the Notice signs that were posted in various locations throughout where the proposed senior center would go. She asked if the signs would be re posted so the residents would be aware of when the project would be progressed to a Public Hearing. Mr. Mika responded that the petitioner has met the intent of the statute and they would not be re posted. There was discussion that the residents could get that information by looking for the notices of when the next meeting(s) would be.

ADJOURNMENT: There being no further business to come before the Board, Commissioner Grzyski moved to adjourn. Commissioner Martini seconded the motion and it passed by a voice vote. Meeting adjourned at 7:26 P.M.