

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, November 20, 2019

The Highland Plan Commission met in regular session on November 20, 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 Doug Turich, Joseph Grzymiski, Mario Martini, Mark Schocke, and Bernie Zemen. Also present Ken Mika, Building Commissioner, Attorney Jared Tauber and John Phipps, Plan Commission Engineer, Nies Engineering. Absent Commissioner Vander Woude & Kendra.

MINUTES: Commissioner Turich asked if there were any deletions, additions or corrections to the minutes of the October 16, 2019 regular meeting. Hearing none they were approved as posted.

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

COMMUNICATION: Communication received from Attorney Jim Weiser regarding a deferral of Public Hearing or Withdrawal and Re-Filing of Petition.

OLD BUSINESS: Docket No. 2019-06 Continued 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.

Attorney Wieser introduced himself along with David Smith of The Russell Group.

Commissioner Turich commented that during the study session there was a discussion regarding the next step for the petitioners rezoning request for the Senior Living Facility. Mr. Turich asked Attorney Wieser what his next step would be. Attorney Wieser replied he believed it was left with the thought that there would either be a request for another deferral as the Russell Group is taking another look at the project due to some comments from the Plan Commission as well as a potential partnership with another entity. Attorney Weiser thought there may be another look at a new plan and what everyone thought would be the best way to handle the petition. After much conversation it was decided that they would ask to withdraw their petition as long as there would be no penalty and hope to refile in the very near future with an alternate plan.

Commissioner Schocke motioned to approve the request to withdraw the petition. Commissioner Zemen seconded and unanimously passed with a roll call vote of 5 – 0.

OLD BUSINESS : Docket No. 2019-07 Public Hearing for Secondary Plat Approval for Lakeview Homes & Development for a (10) lot subdivision located at the real property address of 9516 Kennedy Ave., to be known as 9515 Hook St. through 9532 Hook 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 of Lakeview Homes & Development introduced himself and said he was at the meeting to ask for Secondary Plat Approval for his proposed (10) Lot Subdivision on Hook St. between 43rd and 44th St. He referenced the study session conversation regarding lot lines and detention areas and he believes it is to everyone's satisfaction.

Commissioner Turich asked Mr. Mika and Phipps if they believed all was in order to move forward with Mr. Lozevski Secondary Plat approval request.

Mr. Phipps responded that technically the drainage and other utilities were in order. Mr. Mika agreed.

Commissioner Schocke motioned to approve the Secondary Plat Approval for Docket No. 2019-07. Commissioner Martini seconded and unanimously passed with a roll call vote of 5 – 0.

BUSINESS FROM THE FLOOR:

Larry Kondrat of 8115 4th Pl commented that perhaps since the Russell Group withdrew their petition that the Plan Commission could recommend to the Town Council that they overturn all the recently passed Ordinances that gave away potential tax dollars and the rebuilding of Ernie Strack Drive and the attempt to purchase the Scheeringa property at Ernie Strack Dr. and Kleinman. He states they were either going to purchase property or take it through Eminent Domain, He asked if the Plan Commission could now recommend to the Town Council to rescind all of the gifts they have given so far.

Attorney Tauber that is something that should be brought up with the Town Council.

Commissioner Grzymski commented that is not something the Plan Commission could recommend as the Plan Commission is not privy to any information in reference to the gifts Mr. Kondrat is talking about.

Mr. Vernon Felton of 2900 43rd St. wanted to make a suggestion in reference to the property being developed by Mr. Lozevski of Lakeview Homes & Development. He said he was in a bidding war for a lot at Hook St. and 43rd. He said he and the lawyer were going back and forth and the lawyer promised to get back to him, but he did not. Mr. Felton continued he is still looking for a lot. He said that he called the zoning commission and they were very kind to him but would not give him Mr. Lozevski's name. He suggested that in the future to give out the information. He said he couldn't get his name, phone number or address.

Mr. Mika replied that if he understands correctly there was a conversation with somebody who called in to the office, he believes regarding Mr. Lozevski property and the office gave out Mr.

Lozevski's name but however could not give out his personal cell phone number. So at that juncture the office contacted Mr. Lozevski and gave him the information in reference to the person who called and it was up to that person to call him back so the office did their due diligence in reference to trying to link up the two parties in question.

Mr. Lozevski said he could answer Mr. Felton's question that the office did in fact reach out to him and did their part. He said he would be happy to talk to Mr. Felton after the meeting and discuss anything Mr. Felton would like to talk about.

Mr. Felton thanked Mr. Lozevski but still wondered if Mr. Lozevski was a businessman why he couldn't have his phone number.

Mr. Lozevski said he didn't know about that but that everything was published in the papers as required and was public knowledge and again said he would be happy to speak to him after the meeting. Mr. Felton asked if he could the plat and Mr. Lozevski responded he could have a copy of it.

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Martini seconded the motion and it passed by a voice vote. Meeting adjourned at 7:11 P.M.