

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
April 7, 2021

Study Session began at 6:30 P.M. via a virtual meeting (Zoom Platform) Meeting ID (993 3092 0392) Password (340021).

In attendance were: Commissioners Balczo, Grzymski, Kisse, Martini, Turich and Zemen. Also in attendance were Building Commissioner/Zoning Administrator Ken Mika and Town Engineer Derek Snyder.

Attorney Greg Bouwer was present as representative on behalf of Aetna Development for a proposed 4005 Sq. Ft. Retail development being proposed at 10404 Indianapolis Blvd. Russell Posen of DVG Team was present as well.

Mr. Bouwer said he provided the Town with a storm water technical report with calculations for a detention pond and said the existing detention pond would be eliminated. He tendered a set of plans for Highland Acres Lot One and mentioned the lot was already platted. He continued that right now they are proposing one building towards the front of the parcel along Indianapolis Blvd. He said there was a photometric and landscaping drawing provided as well. He hoped to request a Public Hearing at the May, 2021 Plan Commission Meeting.

Commissioner Turich believed that there was not enough information provided at this point to advance to a Preliminary Hearing for the April 21, 2021 Plan Commission Meeting.

Mr. Mika said he hadn't received any paperwork at this point out side of the landscape and photometric plans, particularly nothing to do with the drainage.

Russ Posen, the engineer of DVG Team representing Aetna, said there were updated plans emailed for the drainage in the previous week.

Derek Snyder and Mr. Mika responded they did not receive that email and asked that it be re sent. Mr. Posen was going to share his screen for discussion of various items.

Commissioner Turich responded that they could review that information, but still felt they would not be able to move forward regarding a Preliminary Hearing being set for the Plan Commission meeting of April 21, 2021. Commissioners Zemen, Martini and Balczo agreed.

Mr. Posen brought up his site plan for all to review. The review for discussion would involve the following: The shared access road, the retail store square footage of approx. 4000 sq. ft., the area that would be landscaped, portion of the detention basin, grading and utilities which would include sanitary & water tie ins.

He spoke of removing a portion of the detention basin, filling it in and creating a pad ready area for future development. He said 25 feet of concrete area would stay intact. He said that even though they are removing part of the pond, there is still adequate detention. He referenced certain calculations to support his statement for the detention pond.

Attorney Bouwer spoke again of the Plan Commission having enough information to review from what was sent in them in email from the week before. He did request to have a Preliminary Hearing for the April 21 Plan

Commission meeting. He said at that time they could make a decision whether they were willing to have a Public Hearing in May. He spoke of perhaps having another study session as well after the requested Preliminary Hearing. He said his client does have a tenant to move into the proposed building and is anxious to make that happen.

Commissioner Turich said he respected Attorney Bouwer's position. He continued he would still like more time for the Plan Commission and the Town's engineer to review the proposal. Commissioner Martini agreed. Mr. Martini asked about an access comment from earlier, that being removing the access that is currently available to the proposed area. Mr. Posen said that would be removed and a new access point would be available, which he felt would be a benefit.

Mr. Mika said he thought there would be sufficient time to review the proposal and a Preliminary Hearing would be ok. Attorney Bouwer said he could get all the physical plans to P.C. Members.

Mr. Mika spoke of his concerns about the existing cross access easement between GFS and what is currently the fitness store regarding hopes of further development to the north and including the site of the proposal eventually going out to Meyer Drive. Attorney Bouwer said they have looked at that and is willing to talk about it more times before the Public Hearing. He felt logistically it could be a concern and referenced Bills Movers, but is open to further discussion. Mr. Posen said there was some discussion with his traffic engineer regarding this issue and he spoke of a few different possible scenarios.

Commissioner Kisse asked about future possible development on a vacant plot of land named Highland Acres and how that could possibly fit into the proposed development and access. He wondered if Highland Acres was part of the proposed development and Mr. Posen's response was no. Commissioner Zemen voiced concerns about that plot of land never being able to be developed. Attorney Bouwer said they would be willing to work with the Town for future developments.

Commissioner Kisse asked about the detention pond that the petitioner wanted to fill in and an area that may be developed in the future up to Indianapolis Blvd, he wanted to know if the detention area could handle that developed area as well. Mr. Posen replied they had adequate volume to handle potential future development.

Commissioner Kisse asked about the plot of land (Highland Acres) if there was future development there, would that detention area handle that. Mr. Posen said any future developer would have to possibly take the existing detention pond behind Highland Acres and do new calculations to make the bond viable.

Attorney Bouwer asked Mr. Snyder, the Town's Engineer, if he would be able to review the site plan, etc. in the time period allowed between this study session and the next Plan Commission Meeting. Mr. Snyder believed he would be able to. Attorney Bouwer again asked if a Preliminary Hearing and a Public Hearing in May would be allowed.

Commissioner Kisse asked if Mr. Mika would be prepared for a Preliminary Hearing if Mr. Snyder was. Mr. Mika believed he and Mr. Snyder could coordinate their efforts in the time frame allotted. Mr. Mika reinforced that a Preliminary Hearing is set just to request a Public Hearing granted everything is in place to do so.

Commissioner Grzynski felt if everything was reviewed and all things in order, he would be ok with a Preliminary Hearing and if they felt things weren't in order for the Public Hearing they could continue that. Commissioner Kisse felt comfortable with that as well.

Commissioner Martini was hoping to meet in person for the meeting. Mr. Mika responded the Town was not at that point yet to meet in person.

Commissioner Kissee asked if the Plan Commission members would be able to obtain hard copies for the site plan, etc. Attorney Bouwer said he would get the drawings to the building department the next day. Mr. Mika said he could coordinate getting the plans to the members.

Commissioner Martini voiced concerns about elevation issues and about a fence coming down. He was told the fence would come down and was given calculations regarding the elevation concerns. He also had concerns about potential future development in the Highland Acres plot of land and potentially being landlocked.

Commissioner Turich asked if Attorney Bouwer could share who the proposed tenant would be. He responded it is a national retail company with thousands of stores. He wasn't at liberty to say exactly due to the competitive nature of this potential tenant. Commissioner Turich voiced his concerns about not knowing who exactly would be occupying the space. Attorney Bouwer did say he would reach out to the developer to see if he could release more information.

Commissioner Kissee asked about a time frame for future development behind the proposed build site. Attorney Bouwer replied since it was a PUD, the Town holds all the cards for future development.

Commissioner Martini was open to a Preliminary Hearing with reservations concerning the project itself. Commissioner Martini suggested a traffic safety study for that area. Mr. Mika wasn't sure if a traffic study would be beneficial as there was a traffic safety study done for an area to the south of this proposal.

Commissioner Balczo was open to a Preliminary Hearing as long as he was provided with the drawings referenced earlier in the study session.

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

Study Session ended at 7:45 P.M.

Ken Mika

Building Commissioner / Zoning Administrator