

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, November 15, 2017

The Highland Plan Commission met in regular session on November 15, 2017 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland, Indiana. The Pledge of Allegiance was led by Commissioner Turich. The meeting opened at 7:00 P.M. led by Commissioner Schocke.

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

MINUTES: Commissioner Schocke asked if there were any deletions, additions or corrections to the minutes of the September 20, 2017 regular meeting. Hearing none they were approved as posted.

ANNOUNCEMENTS: The next study session will be held on December 6, 2017 at 6:30 P.M. The next business meeting will be held on December 20, 2017 at 7:00 P.M. There will be a special meeting on December 20, 2017 at 6:00 P.M. to consider an Order Requiring Action Relative to Unsafe Premises at the location of 9135 Southmoor Av., Highland, Indiana.

COMMUNICATION: None.

OLD BUSINESS: Docket # 2017-04 Approval of Findings of Fact for primary and secondary plat approval for a one lot subdivision located at 3144 Condit for the purpose of building a new single family home. The petitioner is Jovan Lozevski of 521 Cochran Dr., Crown Point, IN. 46307. Commissioner Vander Woude motioned to approve the findings of fact. The motion was seconded by Commissioner Zemen and unanimously passed by a roll call vote of 6 – 0.

Preliminary Hearing for a one lot subdivision for the purpose of new construction of a 10,640 square foot general retail facility at the location of 3325 45th Street. Petitioner is Zaremba Group LLC, 14600 Detroit Avenue Ste. 1500, Lakewood OH 44107.

Ms. Emily Crouch from the Zaremba Group was present. She distributed copies of the revised site plan to the Commissioners. She discussed the revisions and stated that there would no longer be any need for variances as they have an existing access agreement and the rear yard will now be the required 20 feet. The detention area will be in the rear and they have moved the privacy fence to their property line. She indicated that the drive aisle next to the building had been extended to 36' feet, which would allow for a truck turning radius to be done totally on their property. There would only be one truck at the property at any time. She will bring a copy of the existing access easement to the next meeting.

Mr. Mika said that they would also need to bring to the study session documentation regarding the building materials, landscape and photometric plans. It was suggested that it would be preferable to have this to Mr. Mika and Mr. Phipps a week prior to the study session. Commissioner Schocke also addressed the issue of signage. He continued that the commission generally prefers monument signs over pylon signs.

Commissioner Martini motioned to approve the preliminary plat and grant the public hearing. The motion was seconded by Commissioner Grzymiski and unanimously passed by a roll call vote of 6 – 0.

Preliminary Hearing for a revision to the Plan Commission’s approved original subdivision site plan and storm water drainage plan. Petitioner is Konnie Kuiper represented by Gary Torrenga, Torrenga Engineering Inc., 907 Ridge Rd., Munster, IN 46321 at the location of 8941 Kleinman Rd. Project known as “8941 Kleinman Road LLC Addition”.

Mr. Gary Torrenga was present and requested a public hearing and stated that he had given all the information to the Commissioners during the study session. Commissioner Schocke mentioned that there were two loose ends, one was regarding the gravel in the drainage area and the type of decorative fence. Mr. Torrenga said he would bring that information to the study session on December 6, 2017.

Commissioner Martini motioned to grant the public hearing. The motion was seconded by Commissioner Vander Woude and unanimously passed by a roll call vote of 6 – 0.

NEW BUSINESS: None.

BUSINESS FROM THE FLOOR: Mr. Tom Mathis of Wheatfield, IN was recognized. He stated that his questions had been addressed at the study session and he doesn’t want to be redundant. He felt that the trust level has broken down. He stated he had written letters to Ken Mika and Michael Griffin but that he has not received any response as of yet. He said he just wants to see the matter dealt with professionally and he stated that in this case he did not believe it was. He stated he wanted to see strong moral and ethical values in the decision that is made.

Mr. Mathis said he did not expect that Mr. Konnie Kuiper, who has been in politics and on different boards in Town, to be involved in this type of matter. He believes it is a reflection on the whole group. He gave a copy of the letter to Commissioner Schocke. He brought up the violations bureau. Commissioner Vander Woude described what he understood the violations bureau to be, as a way for the municipality to deal with an issue versus the county court system. Mr. Mathis stated that some of what he had read indicated that it would be an issue regarding the code and there could be a penalty. Commissioner Vander Woude stated that was what the Plan Commission was doing currently to see if they comply with the code.

Commissioner Turich expressed his concern about why this happened in the first place. He continued and asked how to prevent this from happening in the future. Commissioner Vander Woude stated that it is up to the petitioner and his contractor to follow what had been approved. There was discussion between the Commissioners as to what options were available to them.

Mr. Mika stated that the violations bureau was established to consider all the violations that might occur in Town and allows for the Clerk-Treasurer's office to collect fines locally if they are imposed. It is not a hearing board. Mr. Mika continued that he was not happy that this had been missed and that in the future he will be requesting more site inspections during the process of infrastructure being installed and have the engineer that drew up the plans review and certify that it was constructed in the manner that had been approved.

Mr. Mathis commended the Plan Commission for their pro-active involvement and that he would be attending the public hearing and will submit the photographs he showed them at that time. He stated that the Certificate of Occupancy was issued on March 10, 2017 and the graveling of the parking lot expansion began on March 24, 2017.

ADJOURNMENT: There being no further business to come before the Board, Commissioner Grzymiski moved to adjourn. Commissioner Martini seconded the motion and it was unanimously carried by a voice vote. Meeting adjourned at 7:33 P.M.