

HIGHLAND PLAN COMMISSION
Study Session Minutes
May 5, 2021

Study Session began at 6:30 P.M. via a virtual meeting (Zoom Platform) Meeting ID (956 3647 5515) Password (420273).

In attendance were: Commissioners Balczo, Grzymski, 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.

Those in attendance were advised that Attorney Bouwer sent staff correspondence asking to be removed from tonight's agenda due to their engineering not being completed. Mr. Mika asked Derek Snyder to advise the Board what progress had been made pertaining to this project since the last meeting, which he did.

Mr. Mika made the Plan Commission aware of an existing proposed project revision that may be before them pertaining to an existing R-PUD that was approved in 1997 (Nevers Cove which was to have consisted of 4 – 8 Unit Condo Buildings) two of which were built. Years ago the developers went bankrupt and the other (2) Condos were never built. There is a party interested in developing the remaining lots, however they are claiming that the current 2 – 4 Unit Townhomes which is not consistent with the original PUD. After doing some research it was believed that a homeowners association or some covenant was to be established for the general maintenance of the grounds which include the buildings, private drive (Longwood Dr.), detention pond landscaping, etc. The proposed developer is stating that there is nothing in place, which is a problem. The private drive beyond the developed section is in disrepair and not being maintained along with the detention area, which is for this whole development. It was also suggested that a fire suppression system would be required if the Town Homes are permitted to be constructed there. Mr. Mika stated he was going to get back to the interested party, however there will be a lot to consider to make this as part of the original plan as was intended.

Commissioner Kisse asked about the property configuration/ownership of the previous Cardinal Bus Line property on north Indianapolis Blvd. Mr. Mika & Mr. Snyder explained the particulars.

Study Session ended at 7:45 P.M.

Ken Mika

Building Commissioner / Zoning Administrator