

## **HIGHLAND PLAN COMMISSION**

Minutes of the Meeting of  
Wednesday, July 21, 2021

The Highland Plan Commission met in regular session on July 21, 2021. The Pledge of Allegiance was led by Commissioner Kissee. The meeting opened at 7:00 P.M. led by Commissioner Martini.

**ROLL CALL:** Present on roll call: Commissioners Turich, Martini, Kendra, Zemen, Balczo, and Kissee. Also present Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Attorney John Reed and Town Engineer Derek Snyder. Absent Commissioner Grzymiski.

**MINUTES:** Are there any deletions, additions or corrections to the minutes of June 16, 2021 regular meeting? If none, they will stand approved as posted.

**ANNOUNCEMENTS:** The next study session will be held on August 4, 2021 at 6:30 P.M. The next business meeting will be held on August 18, 2021 at 7:00 P.M.

**COMMUNICATION: None**

**OLD BUSINESS: Docket No. 2020-03 Approval of Findings of Fact** for Secondary Plat Approval for S.J. Highland LLC, represented by Attorney Jim Wieser for a proposed Senior Living Facility on the 19+/- acres commonly known as the Scheeringa Farm located between Cline Ave. and Kleinman Rd. The petitioner has filed petitions before the Plan Commission for Rezoning of the property from R1A to R3PUD and for a (2) lot Subdivision.

Commissioner Zemen motioned to approve the Findings of Fact for Secondary Plat Approval. Commissioner Martini seconded and unanimously passed with a roll call vote of 6 -0.

**Old Business Docket 2021-01 Public Hearing** for WSU Properties, LLC, represented by Attorney Greg Bouwer for a proposed Retail Development at the location of 10404 Indianapolis Blvd. The petitioner has filed a petition before the Plan Commission for an amendment to an existing B-PUD District and, Indianapolis Blvd. Zoning Overlay District Development Plan.

Attorney Bouwer was present on behalf of the petitioner, WSU Properties, as was the petitioners Engineer, Russ Posen. Attorney Bouwer was present to seek approval for a Favorable Recommendation from the Plan Commission to the Town Council for this PUD to B-PUD and he is asking the Plan Commission to approve the site plan. Mr. Bouwer distributed handouts of the site plan to the Commissioners.

Attorney Reed confirmed the Proofs of Publication were in order. Mr. Mika stated the sign was posted in the regulated time period required.

Attorney Bouwer proceeded that they are seeking approval on Lot 1 in Highland Acres. He said they are not seeking a new subdivision plat as this lot was platted a long time ago. It was previously used as a storage facility, his client purchased the property and has been waiting on a tenant to come. There was a non-disclosure on who the tenant would be, however Attorney Bouwer was now able to disclose who the tenant is and that it will be a Sherwin Williams retail paint store. Attorney Bouwer believes this store is a great resource and there are multiple locations scattered throughout Chicagoland and Northwest Indiana.

Attorney Bouwer referenced back to the site plan and said it was the same format as Highland Main Plaza, which is to the immediate south of this proposed project. He skimmed through what was detailed in the Site Plan. He said it referenced the proposed building and that there are 23 parking spaces for the store, instead of the 20 that are required. He said consistent with the Town's zoning, the Town has full control over what is done on the back portion of the property, and this is only approving the building up front.

Mr. Posen, the petitioner's engineer referenced there was one issue that still needed to be resolved with the engineering aspect of the plan and that was the pump size and the detention. He stated he believed that issue would be resolved the next day.

Commissioner Turich stated that anything approved at tonight's meeting would be contingent on the engineering approval.

Attorney Bouwer continued going through the site plan and referenced the landscape plan and signs, which would be the same as the signs at the Highland Main Plaza, as would be the architecture.

Commissioner Turich opened up the Public Hearing. Hearing no remonstrators, the Public Hearing was closed.

Commissioner Martini inquired as to if this facility would also be utilized as a warehouse. Attorney Bouwer replied no, just a retail facility. Mr. Mika pointed out that a warehouse would not be a permitted Use in a Business District, however a store room in relation to a retail use would be allowed.

Commissioner Zemen inquired as to how many jobs this store would create. Attorney Bouwer replied he believed around ten.

Commissioner Kisse motioned to grant Preliminary Approval to amend the existing B-PUD Zone at 10404 Indianapolis Blvd., and send a Favorable Recommendation to the Town Council contingent upon the minor engineering changes discussed at the meeting. Commissioner Kendra seconded and passed with a unanimous roll call vote of 6 – 0.

Commissioner Martini motioned to approve the Indianapolis Blvd. Zoning Overlay District Development Plan. Commissioner Kendra seconded and passed with a unanimous roll call vote of 6 -0.

**BUSINESS FROM THE FLOOR:** None

**ADJOURNMENT:** There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Martini seconded. Meeting adjourned at 7:20 P.M.