

HIGHLAND PLAN COMMISSION

Study Session Minutes

September 1, 2021

Study Session began at 6:35 P.M.

In attendance were: Commissioner's Balczo, Grzymiski, Kendra, Kisse, Martini and Zemen. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator and Plan Commission Engineer's Derek Snyder. Attorney Reed and Commissioner Turich were not present.

Those in attendance met with Jim Lyons who is a managing member of Highland Osborn Partners, LLC. The purpose of their wanting to meet with the Plan Commission was to get a feel for whether the Plan Commission would be open to a high end personal storage unit development on the property that they purchased which consists of approximately (5) acres at 8621 and 8601-19 Osborn between Highway Ave and Ridge Rd. He stated that they constructed a similar development in Munster and that these would be architecturally significant, temperature controlled units. It's estimated that there would be approximately 600 units with the average unit size being between 64-100 sq. ft. in size. Those units would be sized 5' x 5', 5' x 10', 10' x 10', 10' x 15', 10' x 20' and 10' x 30'. The hours of operation would be daily between 9:30 a.m. and 6:00 p.m. It's estimated the development would generate \$65,000.00 to \$90,000.00 in property taxes annually.

Mr. Mika stated that anyone who develops the site would be required to seek subdivision approval, along with seeking approval from the Plan Commission for a Downtown Overlay District Development Plan. He also reminded the Plan Commission that a month or so ago, when they met concerning a potential development at the vacant Ultra site where it was suggested that his site may be connected to Osborn. Mr. Mika went on to include that whomever develops this site would be required by the Town to improve Osborn from the stand point of widening the road, installing curbs, public walks, sewers storm & sanitary along with water main extension which would include looping the line and adding fire hydrants. Mr. Lyons stated that if he was allowed to proceed that he would commit to doing this. Mr. Lyons was asked if any exterior storage would be permitted. It was explained that it wouldn't and everything would be kept in the respective storage units.

Some of the Plan Commission members in attendance felt the storage units might be acceptable for this location due to it being somewhat landlocked, it being a low traffic generated use, it being bordered by a significant Nipsco power and pipeline right-of-way to the North and a legal non-conforming use to the east along with an existing railroad bordering that property. Access to this property is also somewhat difficult with the current configuration of Highway Ave., Ridge Road and Osborn. Mr. Mika suggested that rather than their attempting to seek an I-1 Zoning which most likely wouldn't be looked at favorably by the Town, that they attempt to seek a Use Variance from the BZA and Town Council for the proposed Use. It was suggested that this is where they should start if it is their desire to continue. If they are successful at that level, then they would need to seek Subdivision and Downtown Overlay District Development Plan approval. Mr. Lyons said that they would consider their options and petition the respective Boards or Commissions if they decide to pursue.

Study Session ended at 7:15 P.M.

Ken Mika

Building Commissioner / Zoning Administrator