

HIGHLAND BOARD OF ZONING APPEALS

Study Session Minutes

October 27, 2021

Study Session began at 6:05 p.m.

In attendance were Commissioners Grzymiski, Helms, Martini, Thomas and Murovic. Also in attendance was Ken Mika, Building Commissioner/Zoning Administrator. BZA Attorney, John Reed, was not present for the Study Session.

Those in attendance reviewed the Use Variance petition request which had been deferred from last month for Autumn-Lynnum Simmons for an in-home day care facility located at 3145 Duluth St. Mr. Reed was to have researched the government program that Ms. Simmons was referencing. Mr. Reed was not present for the Study Session, but texted Mr. Mika that he would be at the Public Meeting. It was decided to wait until then to hear Mr. Reed's comments.

Those in attendance reviewed the Use Variance petition request for Thuong (Tina) Cap, who was proposing a Tattoo Salon at 2716 Condit Street. Mr. Mika advised the Board that this use is not permitted in any Zoned District. In addition, a separate ordinance specifically dealing with tattoo establishments exists which had been enacted in 2000, which requires that anyone performing tattoos hold a Medical License, making it very difficult for anyone to be able to qualify. Mr. Reed was to research the legalities of the ordinance to better advise the Board.

Those in attendance reviewed the Use Variance petition for Highland Osborn Partners, LLC, who was proposing a Climate Controlled Storage facility at 8621 Osborn Avenue. Mr. Mika advised the Board that this property is in a B-3 Zoned District that doesn't permit this use. They were advised this site may lend some consideration for this use, due to it being isolated, difficult to access, a significant NIPSCO Gas Main and overhead high voltage right of way exists to the North, Leeps and a Rail Road is to the East and has legal non-conforming homes to the South.

The Board was further advised that the petitioner met with the Plan Commission at a Study Session and stated he would be committed to making the improvements to unimproved Osborn Avenue, including street, curbs, storm & sanitary, water main extensions, etc. to the site. The Board was also advised that if the petitioner were to get the Use Variance, that this would be the first step. They would then need to go back to the Plan Commission for the Subdivision and Downtown Overlay District Development Plan approval.

Study Session ended at 6:30 p.m.

A handwritten signature in black ink, appearing to read "Ken Mika". The signature is written in a cursive style with a large initial "K".

Ken Mika
Building Commissioner/Zoning Administrator