

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, November 17, 2021

The Highland Plan Commission met in regular session on November 17, 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 Martini, Zemen, Grzymiski, Kissee and Balczo. Also present Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Attorney John Reed and Town Engineer Derek Snyder. Absent Commissioner Turich and Kendra.

MINUTES: Are there any deletions, additions or corrections to the minutes of October 20, 2021 regular meeting? If none, they will stand approved as posted.

ANNOUNCEMENTS: The next study session will be held on December 1, 2021 at 6:30 P.M. The next business meeting will be held on December 15, 2021 at 7:00 P.M.

COMMUNICATION: None

OLD BUSINESS: Docket 2021-02 Primary Plat Approval Hearing for a (6) Lot Subdivision located at the corner of Franklin Ave. & Liable Rd., for the purpose of building new Single Family Residences. The petitioners are Al & Rosemary Bujtor of 3736 Sandalwood, represented by Gary Torrenga of Torrenga Engineering, 907 Ridge Rd., Munster, In., 46322.

Mr. Torrenga was present. He said they would address a list of comments from Mr. Snyder of Nies Engineering regarding the engineering plans. He said there was a problem regarding locating a sewer and he said it would be found, probably the next day. He stated there is a sanitary sewer in Sandalwood which will serve as the sanitary sewer in Bujtor's new subdivision.

Mr. Torrenga distributed the engineering plans to the Commissioner's and reviewed them page by page. He said the plan is to put curbs and sidewalks on the east side of Liable Rd and properly pave that up to the new curb. The layout of the subdivision would have two lots facing Liable Rd and four lots facing Franklin Ave. Minimum lot size would be 73 x 150. Lot four would be 84 x 150. The Bujtor's house would be built on lot six. Out lot A would be connected to a 16 ft. access easement which will be a private park for the six families that will live in the new subdivision and maintained by the HOA and will also serve as the retention area. He said the curbs will be matched to the existing pavement will a roll curb so that will fit into the south where there is a 15 inch corrugated pipe on the east side of Liable Rd. That pipe provides the drainage for Matt Thomas which will be connected to the subdivisions storm sewer. The ditch by the catch basin will be filled in. He continued that since he doesn't know the size of the houses to be built, he has made each lot size 2000 sq. ft. He reiterated the detention area would be in out lot A.

Mr. Torrenga said they would be deferring the request for the Primary Plat Approval at the December 15, 2021 Plan Commission meeting. He said he would have 100% completed plans by the study session slated for December 1.

Commissioner Martini open up the Public Meeting. Hearing no remonstrances the Public Meeting was closed.

Commissioner Martini asked about the sidewalks. Mr. Torrenga responded they intend to put in sidewalks in all the new lots . Mr. Torrenga said there are existing curbs along Franklin.

Mr. Bujtor brought up an alternative plan for the HOA by adding covenants and restrictions to the deeds in perpetuate as the responsibility of each owner. He said they don't have any details at this point, but are working on it and should be in order by the next Plan Commission study session.

Commissioner Grzyski asked Attorney Reed about the Proofs of Publications, that if the Primary Plat Approval was deferred to the next month's meeting, if the petitioner would have to republish. Attorney Reed replied no.

Commissioner Martini asked for a motion.

Commissioner Zemen motioned to defer the Primary Plat Approval to the Plan Commission Meeting of December 15, 2021. Commissioner Grzyski seconded and it unanimously passed with a roll call vote of 5 – 0.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Kisse seconded. Meeting adjourned at 7:25 P.M.