

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
April 6, 2022

Study Session began at 6:30 P.M.

In attendance were: Commissioner's Balczo, Briseno, Kisse, Martini, Turich and Zemen. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Engineer Derek Snyder & Attorney John Reed. Commissioner Grzymiski was absent.

Those in attendance met with Rich Clousing. Attorney Reed stated that it had been brought up at the last Study Session that he was able to review the recorded covenant at County and determined that it was the same as what we had a copy of, however Exhibit A was blank. It was suggested that Mr. Clousing hire a surveyor to draw out on the plat what the property legal description includes regarding the Covenant/HOA.

Mr. Clousing handed out computer generated renditions of what he was proposing as far as the Town Homes in place of the initially approved 8 unit Condo buildings. It seemed as though those Plan Commission members were open to the Town Homes. There was some discussion about styles and materials.

It was again suggested that Mr. Clousing retain legal counsel and an engineer to represent him in the Plan Commission process for the proposed major PUD modification. He was advised that the Town cannot do it for him. They may have to have their own declaration prepared for the HOA considering the questions which have arisen with what is in place.

Those in attendance met with Les Dreischerf and Gary Torrenga representing F&E Ventures for a proposed Car Spa to be located at 8945-8955 Indianapolis Blvd.

Mr. Mika gave a brief history which got the petitioners to this point. The BZA and Town Council approved the Use with a Use Variance last year. The petitioners have been before the Traffic Safety Commission on 3 occasions. Their last included an approved plan with conditions. They now will pursuing their last approval with the Plan Commission, which includes re-subdividing multiple lots into one and will be seeking approval for the Indianapolis Boulevard Overlay District Development Plan for the project.

Mr. Dreischert reiterated Mr. Mika's timeline of events and went over the basic site design of the project. Mr. Torrenga discussed the engineering particulars including storm water management of the site which does not currently exist. It was explained that they will need County approval for reduction of the ditch maintenance easement and the drainage outfall into the ditch. They will also need to get INDOT approval to establish the new ingress/egress point into the development. Some discussion ensued in that the petitioner's representatives waited to advance in the process, however they were advised that the engineering wasn't complete enough to do that. It was decided that they will be back at next month's scheduled study session when it is hoped the loose ends can be worked out.

Study Session ended at 7:30 P.M.

Ken Mika

Building Commissioner / Zoning Administrator