

HIGHLAND PLAN COMMISSION

Study Session Minutes

June 1, 2022

Study Session began at 6:30 P.M.

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

Those in attendance met with Rich Clousing and representing Attorney Adam Sworden to discuss a proposed major modification to an existing PUD for the Nevers Cove Subdivision located in the 2500 block of Longwood Dr. Attorney Sworden stated that he was aware of the Towns questions and concerns as it pertained to the home owners covenant declaration and whether the whole subdivision is under one or if his clients (2) parcels are separate. After looking into it further, it looked to be one, but based on the property description, it could be carved out and a separate one formed for his client's parcels. The original PUD called for (4) eight unit condominiums, two of which were constructed and are occupied with (2) lots remaining. His client is proposing on building (2) four unit townhomes with attached garages. Renditions of the proposed building were shown with the understanding that more detailed drawings would need to be provided along with samples of materials to be used.

Most in attendance appeared to be receptive. There was a brief discussion regarding the maintenance and condition of the private drive.

Mr. Mika stated that if the petitioner felt ready to proceed that he would appear in two weeks for a Preliminary Hearing to request a Public Hearing the following month.

Those in attendance met with Realtor George Georgeff who has a client that is interested in potentially subdividing property located between 9227 Indianapolis Blvd. and 9224-92 Spring St., and 9232 Spring St. and would be proposing a use of an overflow new car vehicle lot for an existing new car dealership on the Indianapolis Blvd. side. He is aware of the fact that the Blvd. side is undevelopable due to portions of the property being in a floodway & floodplain (Spring St. ditch runs through culverts under this property). The properties on the Spring St. side would be built on to accommodate (2) new single family homes. They would also have the properties engineered to meet the Towns storm water detention requirements. Mr. Mika stated that the Spring St. properties are Zoned R-2 which would allow for single or two family residential uses, and the Indianapolis Blvd. side (300' from the center of) is Zoned B-3 General Business District and that the proposed parking (overflow) lot would require a Use Variance seeing as this is not a permitted Use as a stand-alone in this zoned district. If they were approved for the Use, then they would proceed to the Plan Commission for Subdivision and Indianapolis Blvd. Zoning Overlay District Development Plan for Indianapolis Blvd. side.

Both Mr. Snyder and Mr. Mika stated that they may want to touch base with Lake County Surveyors office/Drainage Board seeing as that the ditch area is under their jurisdiction.

Mr. Mika briefed the Commission members on the status of some ongoing projects in Town.

Study Session ended at 7:20 P.M.

Ken Mika

Building Commissioner / Zoning Administrator