

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
July 6, 2022

Study Session began at 6:30 P.M.

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

Those in attendance met with Rich Clousing and his Attorney, Adam Sworden. They presented the Board with copies of the separate proposed homeowners covenant, should they have to go with a separate one for their properties, and a draft ordinance for the proposed modification to the existing PUD. Mr. Clousing also had a face stone sample to show the board. Ms. Briseno commented on her preference to the two townhome designs presented and stated that should be left up to the developer, that we should not dictate the design. Mr. Mika stated that it is the Plan Commissions responsibility to review the design that a PUD allows the Town latitude to make sure that the design and other unique components of a development are regulated. Especially in this case where they had already been built. There also were comments made in reference to vehicles being parked on Mr. Clousing's property. It was suggested that he find out who the vehicles belong to and leave notice. Or, post no parking signs stating that vehicles will be towed at the owner's expense. Mr. Sworden and Clousing advised that they will be prepared for their scheduled Public Hearing on 7/20/22.

Those in attendance met with the design team for F&E Ventures concerning a Car Spa project proposed for 8945-8955 Indianapolis Blvd. Architect Les Dreischerf, Engineer Don Torrenga and Frank, one of the business partners of F&E Ventures, were present. Mr. Dreischerf passed out a proposed Auto Spa Site plan and development details, along with engineering plans. He then advised every one of the history of the project to date and elaborated on the design specifics of the project. Don Torrenga went over the engineering and preliminary plat. He stated the petitioner will still need to obtain INDOT permits and that they've petitioned the Lake Count Drainage Board and are on their agenda for 7/20/22. Mr. Mika stated that someone from their side still needs to file the petition application with his department for Subdivision and the Indianapolis Blvd. Zoning Overlay District Development Plan. The meeting on the 20<sup>th</sup> would be a Preliminary Hearing request for a Public Hearing for the next month.

Study Session ended at 7:20 P.M.

Ken Mika

Building Commissioner / Zoning Administrator