

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, August 17, 2022

The Highland Plan Commission met in regular session on August 17, 2022. The Pledge of Allegiance was led by Commissioner Briseno. The meeting opened at 7:00 P.M. led by Commissioner Turich.

ROLL CALL: Present on roll call: Commissioners Turich, Grzymiski, Kisse, Martini, Zemen, Balczo and Briseno. Also present Ken Mika, Building Commissioner/Zoning Administrator and Plan Commission Attorney John Reed. Town Engineer Derek Snyder was absent.

MINUTES: Are there any deletions, additions or corrections to the minutes of July 20, 2022 regular meeting? If none, they will stand approved as posted.

ANNOUNCEMENTS: The next study session will be held on September 7, 2022 at 6:30 P.M. The next business meeting will be held on September 21, 2022 at 7:00 P.M.

COMMUNICATION: None

OLD BUSINESS: Docket 2022-01 Approval of Findings of Fact for Rich Clousing of R & T Industries for a proposed major modification to an existing PUD at the Nevers Cove Subdivision located at 2515-2525 Longwood Dr. The petitioner has filed a petition to change the original PUD from (4) eight unit Condominium buildings to (2) four unit Townhomes with attached garage on the two remaining lots.

Commissioner Martini motioned to approve the Findings of Fact for R&T Industries for a proposed major modification to an existing PUD at Nevers Cove Subdivision located at 2515-2525 Longwood Dr. Commissioner Grzymiski seconded and unanimously passed with a roll call vote of 7 – 0.

OLD BUSINESS: Docket 2022-02 Public Hearing for Primary & Secondary Subdivision Plat Approval. And, Approval of the Indianapolis Blvd. Zoning Overlay District Development Plan for F&E Ventures represented by Attorney Scott Yahne for a proposed Auto Spa to be located at 8945-8955 Indianapolis Blvd.

Attorney Yahne was present to request Primary and Secondary Subdivision Plat Approval and approval of the Indianapolis Blvd. Zoning Overlay District Development Plan on behalf of F&E Ventures for the location of 8945-8955 Indianapolis Blvd.

Attorney Yahne introduced Mr. Frank Caruso & Erol Stapleton of F&E Ventures, as well as Engineer Don Torrenge of Torrenge Engineering and Mr. Les Dreischerf, who is the architect for

this project. He continued that they are here tonight for two petitions, one for primary and secondary subdivision approval and the other petition for approval of the Indianapolis Blvd. Zoning Overlay District Development Plan. He continued that the requested development is for an Auto Spa.

Attorney Reed interjected at this point to approve the Proofs of Publication. Mr. Mika added that the signs were properly posted.

Attorney Yahne continued he shared a letter with the plan commissioners last week that summarized the petitions, which included some illustrations and gave a history of the property. He said the property has been vacant for 12 years and has been a problem for the Town. He brought up an issue with the lot size and that it required them to seek developmental variances, which they were granted. He feels this would be an opportunity to put the property to a productive use. He said the design of the Auto Spa is a good fit for the lot dimensions. He mentioned potential traffic issues and believes the Auto Spa is conducive to avoided them. He furthered that this project did go in front of the Town Traffic Safety Commission and there were adjustments made to fit the commission's requirements. He said they had to go through the Use Variance process as well and received the Use Variance approval. He mentioned the landscaping and how attractive the landscaping will make the property and how their plan will go beyond what the minimum requirements are. He feels that they have meet the state statutes and the Town's Zoning requirements.

Commissioner Turich asked if there were any questions from the Commissioners before the Public Hearing was opened. There were no questions. Commissioner Turich felt that all items were reviewed previously and there was no longer a need to review more.

Commissioner Turich opened the Public Hearing. Hearing no remonstrations, the Public Hearing was closed.

Commissioner Grzyski motioned to approve the Primary & Secondary Subdivision Plat for F&E Ventures. Commissioner Martini seconded and it unanimously passed with a roll call vote of 7 – 0.

Commissioner Kisse motioned to approve the Indianapolis Blvd. Zoning Overly District Development Plan noting that if any changes to this current development were made, the petitioner would have to come back before the Plan Commission and Traffic Safety Commission. Commissioner Zemen seconded and it unanimously passed with a roll call vote of 7 – 0.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Briseno seconded. Meeting adjourned at 7:20 P.M.