

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, May 15, 2019

The Highland Plan Commission met in regular session on May 15, 2019 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland, Indiana. The Pledge of Allegiance was led by Commissioner Kendra. The meeting opened at 7:00 P.M. led by Commissioner Grzyski.

ROLL CALL: Present on roll call: Commissioners' Joe Grzyski, Mark Kendra, Mark Schocke, and Bernie Zemen. Also present Ken Mika, Building Commissioner, and Attorney Jared Tauber. Absent Commissioners' Tom Vander Woude, Doug Turich and Mario Martini. Also absent John Phipps, Plan Commission Engineer, Nies Engineering.

MINUTES: Commissioner Grzyski asked if there were any deletions, additions or corrections to the minutes of the April 17, 2019 regular meeting. Hearing none they were approved as posted.

ANNOUNCEMENTS: The next study session will be held on June 5, 2019 at 6:30 P.M. The next business meeting will be held on June 19, 2019 at 7:00 P.M.

COMMUNICATION: None.

NEW BUSINESS: Docket No. 2019-02 Public Hearing for primary plat approval for a (5) lot subdivision located at the real property address of 9516 Kennedy Ave.(between 43rd & 44th St.) for the purpose of building new single family homes. The petitioner is Lakeview Homes & Development, Inc., 521 Cochran Dr., Crown Point, IN 46307.

Mr. Lozevski of Lakeview Homes & Development requested a continuance due to not having his completed engineering plans. Mr. Lozevski did distribute intermediate engineering plans to the Commissioners. Commissioner Schocke motioned to grant the continuance. Commissioner Kendra seconded and it unanimously passed with a roll call vote of 4 - 0.

NEW BUSINESS: P.C. Resolution 2019-03: Proposed amendment to the Plan Commission & Board of Zonings respective petition filing/Administrative fees.

Mr. Mika referenced that it has been 13 years since the fees for the proposed amendment were increased. He stated the fee increase request would be more in line with what the actual cost is in relation to the administrative fees.

Commissioner Zemen motioned to pass the proposed amending resolution. Commissioner Schocke seconded and it unanimously passed with a roll call vote of 4 - 0.

BUSINESS FROM THE FLOOR: Commissioner Grzyski explained to the residents attending the meeting what Mr. Lozevski had planned regarding his proposed subdivision

request. He referenced the subdivision would be going in at the location between 43rd & 44th St on Hook St., close to Calvary Baptist Church. He stated that Mr. Lozevski asked for a continuance and that the continuance was granted. He said there would be a study session on June 5th and that the Business Meeting would be held on June 19th and the petitioner will have to come back in front of the Plan Commission when his documentation is corrected.

Commissioner Grzyski then asked if there were any questions from the floor. Mrs. Carol Parker of 9506 Hook St. had some comments. She started by saying that Ken Mika has shown such professionalism and immediacy with any calls regarding builders and her respective neighbors. She wanted to commend him on that. She continued that she had four questions (and comments) to ask. She said she is just north of where Mr. Lozevski is planning to build on Hook St., and that some issues have come up before with builders not taking care of the property, specifically not taking care of the grass. She had hoped there would be something put in writing regarding maintenance. She continued she would like special attention paid to the geography of where the building would take place, that some spots are 4.5 feet taller than other areas and she is concerned about the water flow going on to her property. She asked if Mr. Lozevski would be part of Seberger Farms Association and Mr. Lozevski replied no. Mrs. Parker asked if there would be a sidewalk and Mr. Lozevski replied yes that that is a Town requirement.

Mr. Grzyski replied that the Town is taking into consideration the ground's maintenance. In regards to the water issue, the Town's Engineering Co is the expert along with Mr. Mika will make sure all engineering plans are in order.

Mr. Lozevski addressed the issue of yard maintenance and stated he has a landscape company to keep the area in compliance.

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Schocke seconded the motion and it passed by a voice vote. Meeting adjourned at 7:10 P.M.