

HIGHLAND PLAN COMMISSION
Study Session Minutes
February 1, 2017

Study Session began at 6:30 P.M.

In attendance were: Commissioners' Grzymiski, Kendra, Martini, Schocke, Turich, Vander Woude and Zemen. Also in attendance were Plan Commission Engineer, John Phipps and Ken Mika, Building Commissioner/Zoning Administrator.

Those in attendance met with Mr. Kal Patel and associates to discuss a proposed gas station, car wash and convenient store development for the (2) properties north of Duke of Oil on Indianapolis Blvd. and Main Street. The Plan Commission had concerns about the number of curb cuts (2) being proposed on Indianapolis Blvd. and there are two egress points on Indianapolis Blvd. which is in conflict with the Plan Commission & Board of Zoning's previous thoughts on this project. The Plan Commission also wanted the existing detention pond combined with that which is being proposed. The Plan Commission requested that the petitioner was to get us a large satellite image of the whole area up to Ramblewood to the North and Prairie Ave. to the West. A request was also made for them to touch base with the neighboring property owners to see if they may be able to work something out in reference to cross access to their properties. Also, to get with the developers of the Main Street project due to the Plan Commission's concerns in reference to how both projects may affect traffic movement on Main Street. It was reiterated that the Town is looking at this as a whole as opposed to just their parcels. They were to get some additional information and most likely be back at the March study session.

The two remaining petitioners on the agenda, Joe & Shelia Windsor, represented by Gary Torrenga for secondary plat approval of a two-lot subdivision and CG Indiana Holdings, LLC proposing a rezoning and subdivision for an office park and boutique hotel development did not appear at the study session.

Ken Mika reminded the Plan Commissioners that on February 23, 2017 at 5:30 P.M. there will be a special Plan Commission study session to go over the draft and modifications to the zoning ordinance with our consultants The Arsh Group.

Study Session ended at 7:45 P.M.

Ken Mika
Building Commissioner/ Zoning Administrator