

## HIGHLAND PLAN COMMISSION

### Study Session Minutes

March 1, 2017

Study Session began at 6:30 P.M.

In attendance were: Commissioners' Grzymiski, Kendra, Martini, Turich 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 (2) properties north of Duke of Oil on Indianapolis Blvd. and Main Street. Discussion included some points of concern of two curb cuts onto Indianapolis Blvd. The petitioner presented a revised rendition eliminating the farthest south curb cut and was now showing one, moved to the farthest edge of this property. Commissioner Kendra also recommended that they only have one ingress/egress point onto Main St. by eliminating the existing and making one on the farthest west edge of the property. Mr. Mika agreed. There were concerns expressed with this intensity in use compiling to the problems that currently exist with the traffic on Indianapolis Blvd. and Main Street. Concerns were also raised with the potential internal flow of the project and the stack up concerns of the car wash. The Town didn't want vehicles stacking up on Indianapolis Blvd. when the car wash was busy. Engineering particulars and traffic concerns still need to be addressed prior to the petitioner proceeding.

Those in attendance met with Attorney Wieser and Architect, Tim Kirby, and Tim Dorn, Traffic Engineer representing Dr. Gendreau in reference to the proposed Main Street project. Attorney Wieser stated that they were still preparing particulars as it relates to the project. He stated that they are hoping to have things prepared for review a week before the April Plan Commission study session and hope to proceed to Public Hearing two weeks from then. He stated that he anticipates filing for subdivision in May.

Traffic Engineer, Dorn and his assistant presented a copy of a traffic study that had been prepared as it relates to the project. Briefly, the light proposed at Main and Plum Creek Dr. they found was not warranted. The thought of a light at Prairie and Main was now warranted, excluding the need concerning their project. They also discussed traffic softening measures along Prairie such as allowing for parking on Prairie which would narrow the travel lanes hence slowing traffic. Mr. Mika stated that the likelihood that the Town would approve that would be slim. There was some discussion of a 4 way stop at Timberidge and Prairie which was not advised by the traffic safety engineer nor staff. Also, establishing a turnabout on Prairie and closing of Prairie at Main and running it through the project. Mr. Mika asked that if the Town as a result of this project requested the installation of this light at Prairie and Main that the developer be responsible for the cost of this. The response was that they couldn't speak for the developer.

Everyone in attendance agreed that there was still a lot of work that would need to be prepared by the petitioner prior to proceeding.

Study Session ended at 8:10 P.M.

Ken Mika  
Building Commissioner/ Zoning Administrator