

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
May 4, 2022

Study Session began at 6:30 P.M.

In attendance were: Commissioner's Balczo, Briseno, Grzymiski, Kisse, Martini, Turich and Zemen. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Engineer Derek Snyder & Attorney Scott Bilse in place of John Reed. Also present Redevelopment Director Kathy DeGuillio-Fox.

Those in attendance were informed that Rich Clousing, the first order of business on the agenda, was not going to be present this evening due to him not being ready to proceed.

Those in attendance met with Attorney Jim Wieser representing DLC Management Corporation, along with Jack Rosencrans and Jack O'Brien from DLC. Mr. Weiser explained the most recent history concerning the property in question. Mr. Rosencrans went on to explain that several attempts have been made to market the property for retail, and additionally to a Use that had been proposed last year to potentially turn it into an I-1 Industrial Park Use, with no success. As a result they wanted to run by the group a proposed Use which may include repurposing the existing building to include the existing Dollar Tree store, retail spots, one which would be a fitness center and an indoor temperature controlled personal storage facility. The personal storage facility would account for approximately seventy-five percent of the complex. In addition, there would be -2- out lots in front in conjunction with the existing previous Johnny Rockets site, which they are currently working with a veterinary clinic in occupying.

Mr. Mika asked about the 75% of the building to be occupied for self-storage. In a meeting between Redevelopment Director Kathy DeGuillio-Fox and himself, they were told that 40% of the building would be self-storage. Mr. Rosencrans stated that was incorrect.

Mr. Mika stated that they were before the Plan Commission to get a feel if the Plan Commission members were open to their proposal. There were mixed comments from the Plan Commission members.

Mr. Mika stated that DLC would first have to seek a Use Variance for the personal storage Use through the BZA & Town Council. If successful, they would need to subdivide the property and also, through the Plan Commission, seek an Indianapolis Blvd. Zoning Overlay District Development Plan approval.

Mr. Mika continued that in previous meetings with the Redevelopment Director and himself, that personal storage facilities would not be a Use that the Town would want to see along Indianapolis Blvd. He cautioned the Commission that Indianapolis Blvd. is one of the Town's major thoroughfares which is heavily traveled and its proximity to 80/94 and Ridge Road, to not sell ourselves short in believing that retail development still isn't viable for this site, and to believe what we're being told considering the complex to the north, which at one point in time DLC was a part of, is actively seeking and has been filling spots with retailers. He continued the Town should envision something of more potential in this Corridor.

The Plan Commission was also advised that DLC earlier in the day filed a petition with the BZA seeking a Use Variance for the Personal Storage Mixed Use.

Study Session ended at 7:30 P.M.

Ken Mika  
Building Commissioner / Zoning Administrator