

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, January 17, 2024

The Highland Plan Commission met in regular session on January 17, 2024. The Pledge of Allegiance was led by Commissioner Wright. The meeting opened at 6:39 P.M. led by Commissioner Turich.

ROLL CALL: Present on roll call: Commissioners Kisse, Severson, Smith, Turich, Wright, and Zemen. Also present Ken Mika, Building Commissioner/Zoning Administrator, Attorney Scott Bilse sitting in for Plan Commission Attorney John Reed and Town Engineer Derek Snyder.

Commissioner Turich said the Commission would wait until the next meeting in February to appoint Plan Commission Officers and also wait until next month's meeting to appoint a PC member to replace Commissioner Turich's vacancy on the BZA.

MINUTES: Are there any deletions, additions, or corrections to the minutes of December 20, 2023 regular meeting? If none, they will stand approved as posted.

ANNOUNCEMENTS: The next study session will be held on February 7, 2024 at 6:30 P.M. The next business meeting will be held on February 21, 2024 at 6:30 P.M., with the Business Meeting immediately following the Study Session.

COMMUNICATION: None

OLD BUSINESS: Docket #2023-04 Public Hearing for Primary & Secondary Plat

Approval for a proposed (3) Lot Subdivision between Indianapolis Blvd (1 lot) and Spring St. (2 lots). The Indianapolis Blvd is Zoned B-3/Indianapolis Blvd. Zoning Overlay District and Spring St. is zoned R-2/Single & Double Family Residential. The petitioner is Charidimos Georgalas of ALFA Properties, 1722 Daylily Ln., Munster, IN., 46321 being represented by Ryan Torrenga of Torrenga Engineering, 907 Ridge Rd., Munster, IN., 46321.

Ryan Torrenga of Torrenga Engineering, 907 Ridge Rd., Munster, In., 46321, was present on behalf of the petitioner, Charidimos Georgalas of ALFA Properties, 1722 Daylily LN., Munster, In. 46321 to request Primary & Secondary Plat approval for a proposed (3) Lot Subdivision between Indianapolis Blvd. (1) Lot and Spring St. (2) Lots.

Mr. Torrenga referenced the lots for the proposed subdivision already exist. He furthered there are (2) Lots. One on the front of Indianapolis and one on Spring St. He said part of the Subdivision they are looking for is to move the rear lot line to align with the lots along Spring St., so they will all have the same rear lot line. In the same motion they are taking the rear lot line and separating it into two lots. One being an 80-foot minimum and the other one being 66.06 in the front and 65.89 in the back with a slight angle to the boundary lines. He said that is basically all they are looking for is to generate three lots out of the two lots.

Commissioner Turich asked if a Public Notice had been required. Attorney Bilse said Attorney Reed had reviewed the Public Notice and they were correct. Mr. Mika said that signs were posted properly as well.

Commissioner Turich opened the meeting to the public for comment. Hearing no remonstrators, the Public Meeting was closed.

Commissioner Wright made a motion for Primary Plat Approval for a (3) Lot Subdivision between Indianapolis Blvd (1) Lot and Spring St. (2) Lots. Commissioner Smith seconded and the motion unanimously passed with a roll call vote of 4 – 0.

Commissioner Kisse made a motion for Secondary Plat Approval for a (3) Lot Subdivision between Indianapolis Blvd (1) Lot and Spring St. (2) Lots. Commissioner Severson seconded and the motion unanimously passed with a roll call vote of 4 – 0.

Mr. Torrenga said he would probably drop off the Mylar's for signatures the next day.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Zemen moved to adjourn. Commissioner Smith seconded. Meeting adjourned at 6:45 P.M.