

HIGHLAND BOARD OF ZONING APPEALS
Minutes of the Meeting of
February 23, 2022

The Highland Board of Zoning Appeals met in the meeting room of the Highland Municipal Building, 3333 Ridge Road, Highland, IN 46322 on February 23, 2022. Mr. Thomas called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance led by Mr. Thomas.

ROLL CALL: Present were Board Members Mr. Grzyski, Mr. Helms and Mr. Thomas. Also present were Building Commissioner/Zoning Administrator, Mr. Ken Mika and BZA Attorney, Scott Bilse, in place of Town Attorney, John Reed.

MINUTES: The minutes of the January 26th, 2022 meeting were approved as posted.

ANNOUNCEMENTS: The date of the next meeting of the Board of Zoning Appeals is to be held on March 23rd, 2022.

Old Business: Findings of Fact for Jessica Castro, 3015 44th Street, Highland, IN 46322, requesting a Variance to place a garage in front of the front door to accommodate a covered porch, as the primary façade of the house in front of the build line. {HMC 18.15.080} (K) (1) Design Standard: (K) Single Family Residence Garages shall be designed as not to dominate the primary façade of the building. Garages may be located as follows: (1) Garages shall be set back six feet from the primary façade of the building.

Mr. Grzyski motioned to approve the Findings of Fact for Jessica Castro, 3015 44th Street, Highland, IN 46322. Mr. Helms seconded and the motion passed with a roll call vote of 3 – 0.

New Business: Public Hearing for F & E Ventures, 473 Oak Street, Elmhurst, IL, requesting (6) Variances for the proposed Car Wash at 8945 – 8955 Indianapolis Boulevard, Highland, IN, including: Minimum 20' Green Space 18.45.050 (C)(3); Minimum 20' Rear Yard 18.45.050 (E)(1); Fence Abutting Residential District 18.05.070 (A); 15' Buffer to Residential District and Screening Alternative 18.45.050 (E)(2); 125' Minimum Lot Depth 18.45.050 (F)(1); and Sign within Landscaped Strip 18.85.030 (H)(1)(b).

Mr. Thomas made the petitioners aware that there were 2 Board Members absent and only 3 Board Members were present at this evening's meeting, opposed to the usual 5. He stated that the meeting could continue with the 3 members that were present, or the petitioners could choose to postpone the meeting and defer their hearing to the next BZA meeting of March 23, 2022 with the hopes of having all 5 members present. The petitioner's lawyer, Mr. Scott Yahne asked Mr. Bilse if the decision was based on a majority vote. Mr. Bilse replied that it was based on a majority vote. The petitioners informed the Board that they would like to defer their Public Hearing until the next Board of Zoning Appeals meeting of March 23, 2022. Mr. Yahne also asked if the Legal Notice that was submitted for tonight's meeting was satisfactory and if it would meet the requirements for the meeting in March, also. Mr. Bilse replied that the Legal Notice was published correctly and in a timely manner. Mr. Mika replied that the sign was also posted properly and that because of the actions taken tonight, the petitioner would not have to re-advertise.

Mr. Grzymski motioned to defer the Public Hearing for F & E Ventures, 473 Oak Street, Elmhurst, IL until the next BZA meeting of March 23rd, 2022. Mr. Helms noted that this deference was made at the request of the petitioner, due to the fact that there was not a full Board present. Mr. Helms then seconded the motion, which passed unanimously with a roll call vote of 3 – 0.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: Mr. Grzymski Second: Mr. Helms Time: 6:37 p.m.

Agenda is subject to change without notice.