

HIGHLAND PLAN COMMISSION
Study Session Minutes
June 5, 2024

Study Session began at 6:30 P.M.

In attendance were: Commissioners Kissee, Neal, Severson, Wright and Zemen. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator and Attorney John Reed. Commissioners Smith, Turich and Plan Commission Engineer Derek Snyder did not attend.

Those in attendance discussed who from the Plan Commission would represent the Plan Commission to be part of a Redevelopment Commission formed Committee to review and grade received RFP's to update their Consolidated Plan. Mr. Mika stated that Commissioners Kissee and Neal had initially expressed interest. After a brief discussion, it was decided Commissioner Kissee would fulfill this request, which is to take place at the Town Hall Friday, June 14, 2024 between 1-3 P.M.

Those in attendance were presented with proposed modifications being suggested by the Town Council involving a couple of sections of the Zoning Ordinance dealing with signage.

As part of the discussion it was suggested that the proposed change which would allow for two signs on a building under certain conditions, include language using the existing ordinance calculating means for each elevation (wall) the signs are to be placed so as to keep everything proportional. Those in attendance did not see a problem with that, and Attorney Reed stated he can work with Mr. Mika in reference to modifying the proposed language to address this concern. Mr. Mika would also like to propose some minor additional changes to the sign section. He explained that it would not be ready for review till next month at the earliest.

Those in attendance were briefed by Mr. Mika concerning a future project involving Marcus Car Rental at the N.W. corner of Lincoln & Indianapolis Blvd. No plans have been submitted to date; however it is the Town's understanding that the owner(s) are interested in constructing an office to house their corporate headquarters. It was explained that the property is located in a B3/Indianapolis Blvd. Zoning Overlay District that will require a developmental plan be submitted that will take into consideration such things as drainage, building design/materials, lighting, landscaping, signage etc. that will need to eventually be reviewed and approved by the Plan Commission. Mr. Mika asked that in anticipation of the Plan Commission maybe seeing this project in the next few months that they become familiar with this location as it relates to the neighboring associated businesses and buildings on the attached locations.

Mr. Mika briefed the Commission on existing projects.

Commissioner's discussed their upcoming June & July meetings.

Due to there being no business for the June 19th meeting, it was agreed that the meeting would be cancelled. Due to the July study session conflicting with the 4th festivities, the study session would be cancelled. In light of there being no business for the July 17th public meeting, the public meeting would be cancelled, however the study session will be held in its place at 6:30 pm on that date.

Study Session ended at 7:15 P.M.

Ken Mika

Building Commissioner / Zoning Administrator