

HIGHLAND PLAN COMMISSION

Study Session Minutes

April 2, 2025

Study Session began at 6:31 P.M.

In attendance were: Commissioners Kisse, Neal, Severson, Smith, Turich & Wright. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Attorney John Reed and Plan Commission Engineer Derek Snyder. Commissioner Zemen was absent.

Those in attendance met with Mr. & Mrs. Ken Hay who were interested in creating a two-lot subdivision with the property they own at 10250 Kennedy Ave.

The property currently has a house and garage on it along with a separate garage on the more northern section of the property, which Mr. Hay received a variance for a few years ago. The property is Zoned R-1A (Single Family Large Lot). The house and garage is his rental, with the second garage used for his own personnel use.

Mr. Hay distributed a written synopsis along with a highlighted plat to show what he was proposing. When asked why he was proposing on doing this, he stated that he wants to get out of the landlord business, sell off the section with the house and one garage and retain the remainder with the other garage.

After some discussion, it was determined that the properties at this time were not conducive to meeting some of the requirements of the subdivision control ordinance. It was determined that he could carve up what he wants to accomplish by having a Metes and Bounds description (language) drafted that would be included on the deeds to the properties. However, there were suggestions that the north property reflect the width required to meet the minimum requirement for that zoned district. It was also discussed that there would potentially be two variances that would need to be sought. One for allowing an accessory structure (garage) without a primary structure (house) on it, and one for lot depth ratio. Mr. Hay was asked to get the Metes & Bounds descriptions prepared first to be reviewed by staff for compliance prior to proceeding with the variances.

Those in attendance were briefed by Mr. Mika on the status of ongoing projects throughout Town.

Study Session ended at 7:30 P.M.

Ken Mika

Building Commissioner / Zoning Administrator