

HIGHLAND PLAN COMMISSION
Study Session Minutes
October 1, 2025

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, Plan Commission Attorney John Reed, Plan Commission Engineer Derek Snyder and Redevelopment Director Maria Becetta. Commissioner Turich and Smith were absent.

Those in attendance were introduced to Phil Roth and John Kennedy who are associated with Structure Point, Inc. They are in the process of putting together the Town of Highland Comprehensive Plan for the Redevelopment Commission.

Phil Roth gave an overview of the Comprehensive Plan and what is being expected of them as they propose said plan. Mr. Roth went on to explain what a Comprehensive Plan is, what it should consist of, and that the policy is not a legal document, nor is it a Zoning document. It is the long-term vision of the Community and a road map as how to get that in the future and can be used as a planning tool. The Plan Commission was advised that they are approximately 1/3 through the process/Phase 1, and they are anticipating on finishing up next year and hopefully have the plan to the Plan Commission to act on for adoption in March of 2026. It would then be forwarded to the Town Council.

Those in attendance were anticipating on meeting with the group representing the Fair Haven Project based on a letter to the Town Council dated 9/19/25. No one was present. Mr. Mika explained that they have yet to make application/petition to the Plan Commission for Subdivision or Downtown Zoning Overlay District Development Plan. He also explained his interactions with the group a couple of months ago, that due to the construction costs they were looking at cutting some corners in which they were offered suggestions, but that they should be speaking with the Plan Commission because they will ultimately be the ones to approve. It appears that since then they have been conversing with individuals directly or indirectly associated with the Town, instead of the individuals they should be dealing with, that being the Plan Commission.

Based on the letter that was unofficially received by Mr. Mika (a copy was supplied to the Plan Commission), it appears as though they want to cut corners as far as the stormwater management system for the project, and the State Right of Way issue. Mr. Mika and Snyder advised that this was not advisable due to these requirements being necessary to help relieve impact on the Town's storm water systems, when faced with heavy rain events. Those in attendance seemed to agree that this was something they would not waive on. It was agreed they would be advised they need to meet with the Plan Commission at a Study Session to hear what they may be proposing over the initial plan. This would not be until the November Study Session if they choose.

Study Session ended at 7:25 P.M.

Ken Mika



Building Commissioner / Zoning Administrator