

# HIGHLAND PLAN COMMISSION

## STUDY SESSION AGENDA

WEDNESDAY, DECEMBER 3, 2025

At 06:30 PM Central Time (US and Canada)

### MEMBERS

Bernie Zemen  
James Kissee  
Toya Smith  
Morgan Wright  
Pete Severson  
Brad Neal

Doug Turich  
John P. Reed, Attorney  
Derek Snyder, Nies Engineering  
Kenneth Mika, Building Commissioner

### PETITIONERS

Discussion of potential agenda items for the December 3, 2025 Plan Commission Study Session Meeting.

- 6:30 P.M. Shamir Manhani & Christian Kalischefski of Lucky Brothers to discuss a potential Quick Run gas station at the address of 3949 Ridge Rd.
- 6:50 P.M. Redevelopment Commission President Alex Robertson to brief the Plan Commission on the previous Coach USA property located at 8144 Indianapolis Blvd.
- 7:10 P.M. Discussion of Zoning Ordinance definition change for “Short-term rental housing”.

Any topics that may be determined to be necessary for discussion.

Chairperson James Kissee	Executive Appointment	1/1/2022 – 1/1/2026
Vice-Chair Morgan Wright	Legislative Appointment	Runs concurrent with his employment with the Town. No action necessary unless recalled.
Secretary Peter Severson	Executive Appointment	1/1/2024 – 1/1/2027
Commissioner Toya Smith	Executive Appointment	1/1/2025 – 1/1/2029
Commissioner Brad Neal	Executive Appointment	1/1/2024 – 1/1/2028
Commissioner Bernie Zemen	Executive Appointment	Runs concurrent with his appointment to the Water Board. No action necessary unless recalled.
Commissioner Doug Turich	Legislative Appointment	Runs concurrent with his tenure on the Town Council. No action necessary unless recalled.