

**Highland Township Planning Commission
Record of the 1401st Meeting
July 20, 2023**

Roll Call:

Grant Charlick, Chairman
Kevin Curtis
Chris Heyn
Beth Lewis (absent)
Roscoe Smith
Scott Temple
Russ Tierney
Guy York (absent)
Mike O’Leary

Elizabeth J. Corwin, Planning Director

Visitors: 1

Chairman Grant Charlick called the meeting to order at 7:30 p.m.

Roll Call:

Agenda Item #1: Call to the Public: Opportunity for anyone to bring forward issues of interest or concern for Planning Commission consideration. Each participant limited to 3 minutes.

No comments were offered.

Work Session:

Agenda Item #2:

Parcel #	11-23-227-001
Zoning:	TR, Technology-Research
Address:	2000 E Highland
File#:	SPR 21-07
Request:	Site Plan Review
Applicant:	John Stewart, John Stewart Associates, LLC
Owner:	Neptech, Inc.

Mr. Charlick introduced the agenda item, explaining that the site plan had been previously approved in 2021, but the approvals had lapsed since the project was not implemented. The Zoning of Appeals heard the request to re-issue the variances needed for the project at their meeting of July 19, 2023 and had approved the request.

Mr. Rick Zalewski, vice president of Neptech, explained that the project had been ready to go in 2021, following the necessary approvals, but that the increased costs due to supply chain interruptions through COVID prompted the owners to delay the project. Now that prices were coming down, the owners would like to complete the plan as initially envisioned.

Mr. Smith asked for an explanation of why the mobile billboard, which was promised previously to be parked at the rear of the property, in compliance with the ordinances, had been more recently parked at the M-59 right-of-way line. Mr. Zalewski indicated that there has been considerable discussion with his partners, and that new signage plans would be submitted for approval. He again promised the mobile billboard would be parked at the rear of the property and not in the right-of-way.

Mr. Temple moved to renew the site plan approval for 2000 E. Highland for a building expansion. Mr. Tierney supported. Curtis-yes; Heyn-yes; Oleary-yes; Tierney-yes; Charlick-yes; Smith-yes; Temple-yes. Motion carries (7 yes votes, 0 no votes).

Agenda Item #3: Call to the Public

No comments were offered.

- Agenda Item #4:** Committee Updates
- Zoning Board of Appeals:
 - Township Board:
 - Highland Downtown Development Authority:
 - Planning Director's Update

Agenda Item #5: Minutes: June 15, 2023

Mr. Tierney moved to approve the minutes of June 15, 2023. Mr. Charlick supported the motion, which was unanimously approved by voice vote.

Mr. Curtis moved to adjourn the meeting at 8:40 p.m. Mr. Tierney supported the motion, which was unanimously approved by voice vote.

Adjournment:

Respectfully submitted,

A. Roscoe Smith, Secretary
ARS/ejc/kpl