

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
May 6, 2020

Study Session began at 6:30 P.M. via a virtual meeting (Zoom Platform) Meeting ID (986-4927-2818) Password (567889)

In attendance were: Commissioners Grzyski, Kendra, Martini, Kisse, Turich, Vander Woude and Zemen. Also in attendance were Building Commissioner/Zoning Administrator Ken Mika, Plan Commission Engineer John Phipps, Derek Snyder and Plan Commission Attorney John Reed.

Commissioner Turich introduced the newest member to the Plan Commission Jim Kisse who replaces Commissioner Schocke.

Those in attendance met with Dave Smith of the Russell Group and Attorney Jim Wieser concerning a proposed Rezoning from R-1A to R-3 PUD in addition to a proposed (2) lot Subdivision for the property commonly referred to as Scheeringa Farms comprised of approximately 19 acres +/- for a proposed Senior Living Facility to include independent, assisted and memory care. The area is bordered by Scheeringa Farms to the North, Ernie Strack Drive (not a public St.) to the South, Kleinman Rd. to the West and Cline Ave to the East.

Mr. Smith gave everyone an overview of where they left off last year after withdrawing their original petitions based on comments made by the Plan Commission and where they are now taking into account some of the modifications. He went on to say that the project will include a (2) Lot Subdivision with the first proposed phase beginning on Lot 1 consisting of the Senior Living Facility and Memory Care. Lot (2) would be Phase II of the project that would be used in conjunction with Lot 1 Phase 1 for which there is no plan for currently. This would require they comeback before the Plan Commission for approval of what may be proposed.

He went on to say that the building height was reduced from (4) stories to 3, along with modifications to building materials and design, lighting, landscaping etc.

Derek Snyder of Nies Engineering stated that their review comments were being addressed from the engineering perspective. They have increased their storm water detention capacity by 20% over what is required. Also maintaining ground cover to protect the Town's water main between lots (1) and (2) running North and South from Ernie Strack Drive.

A discussion concerning 43<sup>rd</sup> St and an area of right of way which is located on private property which could be a problem when the street in the future is improved. Attorney Wieser was to talk with the representatives of Scheeringa Farms.

There was a discussion of fire department access to the north side of a section of building. Fire department access roads are required to be 20 feet in width. There was discussion of increasing width between the building

and pond and possibly having an undersod paver capable of accommodating vehicle weight as had been used in previous projects.

Commissioner Vander Woude expressed concern about a public sidewalk that will be located on the north side of the proposed Ernie Strack Drive that dead ends at the Chase Bank drive-up and doesn't connect to Cline Ave. Dave Smith stated the pedestrians could use the development's internal walk system to get to Cline Ave. The Plan Commission's contention is that now the pedestrian would be on private property in order to get to Cline Ave.

Mr. Mika stated that there is still a big component of this project that remains unanswered, this being the improvement of Ernie Strack Drive. First there has been no dedication of the additional (40) feet of right of way from the Scheeringa family for the necessary alignment of the intersection at 44<sup>th</sup> St. and or the agreement by the new Town Council as to whether based on the multiple party agreement the Town would seek condemnation of the referenced property to accomplish this. The Town Council would need to instruct the Town attorney to discuss with the Scheeringa family or whether the Council would consider condemnation. Without the improvement the Developer would never be able to seek a building permit for the project. Commissioner Kisse stated that even though he wasn't a member of the Commission last year, he did follow it and thought the petitioner has done a good job in addressing and modifying the project concerns.

The petitioner was going to analyze some of the comments made this evening and Commissioner Turich stated that we will next see them at the June Plan Commission Study Session.

Study Session ended at 8:00 P.M.

Ken Mika



Building Commissioner / Zoning Administrator