

HIGHLAND PLAN COMMISSION
Study Session Minutes
July 10, 2019

Study Session began at 6:32 P.M.

In attendance were Commissioners Grzymiski, Kendra, Martini, Schocke, Turich and Zemen. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator and Plan Commission Engineer John Phipps. Also in attendance in the audience was Water Works Board member Larry Kondrat.

Those in attendance were advised that Jovan Lozevski of Lakeview Homes was working with the church in acquiring additional property on the east side of Hook Street which would involve him adding to what had originally been proposed. Greg Heinsman & Sissy Pompman with Garcia engineering were present representing the petitioner. There was some discussion about the storm water drainage, fire hydrant spacing, etc. Mr. Phipps stated that without a preliminary plan it is difficult to comment on what Mr. Heinsman was proposing. There was also discussion that the detention pond by owner deed will need to be divided up equally for ownership purposes. This so the Town doesn't get stuck with it down the road. Mr. Mika stated that by adding additional lots, this changes what they had originally been seeking approval for and had advertised for. Mr., Mika stated that Mr. Lozevski would need to start over in the process and recommended that Mr. Lozevski withdraw his petition and docket number and he will need to refile a new petition with the Plan Commission with new plans. This would also involve him having to re-advertise for an eventual Public Hearing.

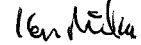
Those in attendance met with David Smith of Russell Group and Attorney Wieser's law partner Randy Wyllie. Mr. Wieser was unable to attend this evening's meeting. There was some discussion as to whether this Senior Living facility project was ready for the Re-Zoning and Subdivision Preliminary and Public Hearings considering to date, the Plan Commission had not been supplied with a lot of what would normally be necessary to proceed with a project of this size. Mr. Mika advised the Plan Commission that he did not believe that any of the required engineering had even been put together yet, in addition to agreements being put in place for the design and construction of what is known as Ernie Strack Dr. Mr. Wyllie stated that it was his understanding that the agreement between the involved parties had been signed. Mr. Mika went on to say that the Plan Commission has not been provided a preliminary PUD Plan that includes building design materials, Landscaping Plan, Parking Plan, Lighting Plan, Signage Plan, etc. Some Plan Commission members also expressed concern about not having a lot to go on right now. There was discussion of potential continuances having to take place until at which time more information is submitted.

Those in attendance met with Gary Torrenga of Torrenga Engineering, who is representing Konnie Kuiper of Hillside Funeral Home, 8941 Kleinman Rd., to discuss revisions of previously presented plans regarding the extension of the existing parking lot to the South. Mr. Torrenga presented everyone with a revised layout. There was discussion about drainage problems that the residents south of this area on Ohio Pl. have experienced. They were not believed to be related, however even though the Town was engaged in evaluating the problems and coming up with a potential solution, Mr. Torrenga was advised that the drainage for this proposed project will be scrutinized to be sure that they would not be contributing to the problem, and that Mr. Kuiper may be asked to contribute to whatever the future plan may entail. It was asked as to what the status of the existing pond area was. Mr. Mika stated that Torrenga Engineering had shot elevations for modifications to grades that exist.

Also, the concrete curb along the south property line only goes halfway and was to go all the way to the southeast corner of the pond. After some discussion Mr. Torrenga was directed by the Plan Commission to instruct Mr. Kuiper to continue the curb, up to a point 20 ft. short of where it was to terminate and to continue temporary measures from that point to where it should terminate at the lip of the pond. This so that Mr. Kuiper would not have to tear up the curb to accommodate a proposed service drive into the proposed new parking lot to the south. The Plan Commission was advised that in order for this project to proceed a petition for subdivision would still need to be filed. There would also be required further drainage information, landscaping & lighting plans.

Study Session ended at 7:30 p.m.

Ken Mika



Building Commissioner / Zoning Administrator