

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
October 2, 2019

Study Session began at 6:35 P.M.

In attendance were: Commissioners' Grzynski, Kendra, Martini, Schocke, Turich and Vander Woude. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator and Plan Commission Engineer Derek Snyder from Nies Engineering who was filling in for John Phipps. Commissioner Zemen was absent. It should be noted there were some residents present.

Mr. Mika advised those in attendance that Jovan Lozevski of Lakeview Homes & Development, LLC., sent an e-mail this morning explaining that there was a slight hang up in the pursuit of his primary/secondary subdivision plat approval for his proposed (10) lot subdivision for single family homes to be built between 9515 – 9532 Hook St. He went on to say that they have been attempting to get approval from BP in reference to a berm they're proposing over or near their right of way on the west side of Hook. Apparently they have not been responsive to their request. Having said that he may be asking for a continuance and or may have to withdraw his petition. Mr. Mika also advised staff that a review of his revised plat extending the property lines farther back on the east side of Hook to address the responsibility of maintenance of the detention pond was corrected, however that the detention area (drainage easement) was not shown, which Mr. Lozevski has been made aware of.

Those in attendance met with Attorney Wieser, Dave Smith of Russell Group and Civil Engineer Steve Kudwa concerning the proposed Cline Ave. senior living facility.

Mr. Wieser discussed where they were with the project to date, explaining that they attended the Traffic Safety Commission yesterday morning which included the prepared project traffic study (copies of which were distributed to the Plan Commission). Mr. Wieser said the Commission had made some recommendations which included the relocation of the front drive to accommodate the angle of fire apparatus. Also various stop sign positioning which in one case may include LED signs. The study also revealed that the proposed project based on traffic projections would not impact traffic in the area. The Traffic Safety Commission Engineer also wanted a section "analysis" which is usually found in such a report which had been omitted.

Commission Turich asked Mr. Wieser what transpired on Monday with the Town Council. Mr. Wieser stated that the Town Council, Redevelopment Commission and Griffland Center/Jeff Strack entered into a signed agreement of understanding.

Derek Snyder of Nies Engineering and Ken Mika explained to those in attendance that to date completed engineering drawings and the requested drainage plan have yet to be received. Mr. Snyder stated that Mr. Phipps and their engineer have been discussing issues but haven't received anything firm yet. Also Mr. Mika stated that to date we have not received the completed proposed preliminary PUD Plan which needs to include the phasing of the development, building elevations, which need to include design, materials, colors, etc. It also needs to include proposed site, landscaping and lighting photo metric plan and specifications on related fixtures, signage, etc. Mr. Wieser said that they submitted a boiler plate weeks ago, but they needed to insert the related pages. Mr. Mika stated that in order for the Plan Commission and staff to feel comfortable with the


development, all of this is needed to be submitted by this meeting and that without it how was the Plan Commission to offer comment on the project? Mr. Mika on several occasions made reference to a more recent PUD for Cardinal Campus that Mr. Wieser was involved with. Mr. Smith of Russell Group stated that normally they don't have to have building elevations completed at this juncture. Mr. Mika went on to say that this was a PUD and that everything required by ordinance needed to be submitted, which they have been told what that consisted of over the past year. He said he has his architect working on drawings. Mr. Mika stated that the Plan Commission doesn't need full architectural drawings, but does need exterior elevations showing design, materials, colors, etc. The petitioner and their representatives then commented that they would drop the PUD petition and went on to say they would seek a straight R3 rezoning. Mr. Mika went on to say that there would still be a review of some of those issues which are required in a PUD and that the Town would not look favorably upon that due to the fact that they potentially could have apartments, which the Town Council has been against adding any multi-family for years. In the PUD, Senior Living would lock them into that specific use. The petitioner told the Plan Commission that most likely they would be requesting another continuance for October.

Mr. Mika provided those in attendance a Resolution No. 2019-39 from The Town Council proposing partial text changes to the Zoning Ordinance as it pertains to adding the Tree Board to the list of groups to review when it concerns PUD's and by deleting the current approved and unacceptable tree and shrub species list in the zoning ordinance. And we would use that which was adopted by the Tree Board.

Mr. Mika stated that he wasn't ready to have the Plan Commission act on this, but wanted to get it to them to review for future comment and action.

There was a brief discussion concerning what had been distributed. Some of the members didn't have a problem with the proposed changes. Some felt they were giving up control to the Tree Board. Mr. Mika asked that the Plan Commission read the documents more thoroughly for further discussion.

Study Session ended at 8:15 P.M.

Ken Mika  
  
Building Commissioner / Zoning Administrator