

HIGHLAND PLAN COMMISSION

Study Session Minutes

May 3, 2017

Study Session began at 6:30 P.M.

In attendance were: Commissioners' Grzymiski, Martini, Turich, Vander Woude and Schocke. Also in attendance were Plan Commission Engineer John Phipps, Cecile Petro, Redevelopment Director and Ken Mika, Building Commissioner/ Zoning Administrator. Also in attendance were several Whispering Oaks residents.

The commissioners discussed the project amongst themselves first. Mr. Mika referenced the traffic study that still left the open question as to the need for a traffic light on Main and Prairie and whose responsibility to install.

Mr. John Phipps stated that he had not had time to totally review the engineering plans submitted, however there are still some open ends. There are also some engineering differences based on requirement differences between Illinois and Indiana that could be easily revised. He referenced also that the detention was different as some of the parking would be permeable surface. Also discussed was the Whispering Oaks easement and the need for subdivision approval which would need a separate public hearing. There was discussion as to the road and that it should be a private drive versus a public street. Additionally discussed was that a cross access easement probably would be needed as well as a utility easement. Storm Drainage plans were discussed as well as the need to have phase one of the development spelled out and details regarding drainage and parking. It was also stated that the petitioners need to go back to a Traffic Safety meeting.

Those in attendance met with Dr. Gendreau, Attorney Wieser, Architect, Tim Kirby, and Michael Scavo, Traffic Engineer representing Dr. Gendreau in reference to the proposed Main Street project also known as the Cardinal Campus of Highland. The petitioner's representatives stated that they believe they have sufficient documentation to appear for a public hearing. They showed a presentation regarding the project including a diagram of phase one, analysis of sanitary sewer and storm water plans, fire truck access and hydrant access to all of the buildings. They stated that it would be a private drive. There was further discussion regarding a need for a traffic light at Prairie & Main and who would be responsible for that. Further discussion was made regarding the infrastructure and how it would be accomplished in phases. There was discussion regarding storm water and maintenance of the parking lot. The question was asked regarding whether there will be a written document of the Preliminary PUD Plan that addresses items such as maximum building height, signage, building materials and fire suppression systems installed in all buildings within the development. The question was also asked regarding the screening of the roof top HVAC units. Mr. Wieser stated that he would be submitting such a document which will reflect these and other specifics. He was in the process of compiling the information for the document.

There was discussion that at the May regular business meeting, there would be two separate items, a public hearing for the rezoning and a preliminary PUD plan as well as a preliminary hearing for subdivision approval. They will advertise for a public hearing for the May 17, 2017 meeting for rezoning.

The project is to consist of mostly medical offices and other professionals. Currently, they are committed to three buildings now and the timeline to begin phase two would probably be one to two years. It was stated that the rest of the undeveloped land would be left undisturbed and that the perimeter landscaping would be in place during phase one. It was noted that the report of Garcia's review of the traffic study would be obtained and forwarded to Tim Kirby.

Study Session ended at 8:10 P.M.

Ken Mika

Building Commissioner/ Zoning Administrator