

HIGHLAND PLAN COMMISSION
Study Session Minutes
November 1, 2017

Study Session began at 6:30 P.M.

In attendance were: Commissioners' Grzynski, Kendra, Martini, Schocke, Turich, Vander Woude and Zemen. Also in attendance were Plan Commission Engineer John Phipps, Nies Engineering, Commissioner/Zoning Administrator Ken Mika and Attorney Jared Tauber. Also in attendance was Tom Mathis.

Those in attendance met with Ms. Emily Crouch (site selection and development specialist) of Zaremba Group regarding a proposal to build a new Dollar General Plus store on the previous Chela's Restaurant property at 3325 45th Street. The property is not within a legal subdivision which would be required prior to proceeding with the project. Ms. Crouch had explained that she believed that they may need two variances. One for rear yard setback (required 20 feet) and one for parking. She believed that they would be 3 spaces short. She was asked if they could move the building forward one foot to make it the required 20 foot minimum. She stated this might be possible. She also advised that they have a parking agreement with Woodland Plaza which would allow the sharing of parking between the two locations. Mr. Mika stated that they would then not need the variance for parking. There was some discussion as to the required width and turning radius for trucks making deliveries to the location. Ms. Crouch stated she has engineers looking at that. Storm water retention/detention will be accomplished with underground storage. Though no details were presented at this meeting. Ms. Crouch was advised that this is in a redevelopment area so we would need to know building materials, have a landscape plan, lighting plan for lot and building exterior (photometric plan). Also, that for the freestanding sign they propose a memorial sign. She was advised that prior to proceeding the engineering and other related components need to be before the Plan Commission at their December study session. However, they can request a public hearing for next month in two weeks if this is their desire.

Those in attendance met with Mr. Konnie Kuiper. Mr. Kuiper stated that he has made application with the Plan Commission to request a public meeting (preliminary) on November 15, 2017, for a public hearing on December 20, 2017. Mr. Mika explained that he had briefed the Commission at their October study session that the subdivision site plan which included the storm water detention area was not constructed as approved. The Town believes that the parking lot had been extended to the south which was where the storm water essentially was to go. As a solution the Town requested the property owner get with their engineer (Torrenga Engineering) to evaluate the existing conditions and come up with a plan that would accomplish the intended code requirements. To date, Torrenga Engineering had a topography survey of the existing property done and a proposed plan was prepared. However, Mr. Phipps and Mr. Mika realized that this plan did not include the additional pavement. Torrenga's office stated that it would be several days before a revised plan is prepared. Mr. Mathis a property owner to the south of this location asked if he could speak. Commissioner Schocke stated that normally the study session is reserved for conversation between the commissioners and the petitioners. Mr. Schocke added that Mr. Mathis would have the opportunity to speak at the public hearings. Attorney Jared Tauber stated that because the parameters of the existing subdivision are not changing, that there would only be one public hearing for the revision to the original site plan, and there would be no need for a secondary approval for the plat because it wasn't changing. Mr. Mika stated that the petitioner and his engineer will also need to attend the December 6, 2017 Plan Commission study session.

Those in attendance discussed pursuing the property at 9135 Southmoor Drive under Unsafe Building. Mr. Mika stated that his repeated attempts to find the occupants (owner) have been unsuccessful. Attorney Jared Tauber stated that Mr. Mika and himself would put together an order for a hearing concerning this matter. Everyone in

attendance agreed to have a special meeting on Wednesday December 20, 2017 at 6:00 p.m. prior to the regularly scheduled meeting for a hearing concerning this matter.

Those in attendance had further discussion on whether to modify the Plan Commission's rules and regulations to include the elimination of the preliminary hearing and advertising in only one newspaper. Everyone seemed to be in agreement with the one newspaper. Still mixed thoughts on the elimination of preliminary hearing. By the end of the discussion it was for the most part agreed to leave the preliminary hearing. We will work on making changes for future approval by the Commission. Commissioner Turich also asked if the Plan Commission outlines can be emailed to the Commissioners for review. Mr. Mika stated he will do that.

Study Session ended at 7:40 P.M.

Ken Mika
Building Commissioner / Zoning Administrator