

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
November 2, 2022

Study Session began at 6:30 P.M.

In attendance were: Commissioner's Balczo, Briseno, Kisse and Turich. Also in attendance was Ken Mika, Building Commissioner/Zoning Administrator, Attorney John Reed and P.C Engineer Derek Snyder. Commissioners Grzymiski, Martini and Zemen were absent.

Those in attendance met with Jennifer Smith, General Council for Russell Co. to update the Plan Commission of the status of the Senior Living Facility project. Ms. Smith stated they were close to hopefully being able to receive their financing for the project. They have experienced setbacks which included the Covid Pandemic, getting their required approvals, etc. They had applied for a HUD (232) loan for Senior Living Facilities, which apparently has no affordability component to it, so all the units within the facility will be at market rate and there is no subsidized housing set aside. When asked why the HUD loan was being sought over a conventional construction loan, it was explained it was due to current market conditions and this loan is specific to such facilities. It was stated that they will be asking for an additional extension of filing the subdivision plat. When asked why when granted the first extension in June they have yet to receive their loan, it was stated that HUD's normal turn around time is -45- days, however HUD will not be able to accomplish the review of their applications and submittals within this time frame. This is creating a hardship for them in meeting the -180 -day granted extension which expires after Monday, December 12, 2022. There was further discussion as to when the HUD loan was first being sought and apparently it was started in May.

The question was also asked as to where they were with their agreement with a neighboring property owner for additional right of way dedication for the improvements to Ernie Strack Drive. It was stated that within the past couple of weeks both sides had an agreement and should be within a short time proceeding accordingly. Again, everything was contingent upon receiving the loan.

Those in attendance briefly spoke with Attorney Reed who explained the resolution he prepared which would alter the meeting schedule which would include that once the study session was completed we would go right into the plenary meeting, which is what the Town Council and some other boards have utilized. It will be on the Plan Commission Meeting agenda in a couple of weeks to act on.  
Study Session ended at 6:45 P.M.

Ken Mika

Building Commissioner / Zoning Administrator