

HIGHLAND PLAN COMMISSION
Study Session Minutes
June 3, 2020

Study Session began at 6:30 P.M. via a virtual meeting (Zoom Platform) Meeting ID (93867210100) Password (637866).

In attendance were: Commissioners Grzymiski, Kendra, Martini, Kisse, Turich. Vander Woude and Zemen. Also in attendance were Building Commissioner/Zoning Administrator Ken Mika, Plan Commission Engineer John Phipps and Plan Commission Engineer Derek Snyder.

Those in attendance met with Dave Smith of the Russell Group and Attorney Jim Wieser concerning a proposed Rezoning from R-1A to R-3 PUD in addition to a proposed (2) lot Subdivision for the property commonly referred to as Scheeringa Farms comprised of approximately 19 acres +/- for a proposed Senior Living Facility to include independent, assisted and memory care. The area is bordered by Scheeringa Farms to the North, Ernie Strack Drive (not a public St.) to the South, Kleinman Rd. to the West and Cline Ave to the East.

Mr. Turich asked Mr. Weiser about (4) issues from the previous study session that were discussed and wanted to review those issues. Mr. Weiser responded that Engineer Steve Kudwa? reviewed those issues with the Plan Commission Engineers and believed those issues had been resolved.

Derek Snyder addressed those issues. The first issue was the water main along the west side of phase 1, the second was the grading for the light pole around the S curve, the third item was the detention basin and the fourth item was regarding 43rd St and getting a temporary easement from the Scheeringa property from the North and relocate that road. Mr. Snyder was satisfied with all the adjustments that were made.

Mr. Weiser brought up a concern regarding lengthening the flat area on the north side on the property from 13 feet to 20 feet and Mr. Snyder replied that issue was resolved too.

Mr. Weiser said he had conversations with the representatives from Scheeringa Farms and they have in their possession the temporary easement agreement and they are having their lawyer review it.

Mr. Weiser requested a June 17th preliminary meeting.

Mr. Turich had concerns regarding being able to actually meet due to the pandemic. There was a discussion and it was agreed that there would be a conversation held with the Plan Commission Attorney John Reed for legal guidance.

Mr. Turich brought up the issue of the traffic study and if it was in order to proceed. Mr. Weiser was not aware if there were any underlying questions regarding the traffic study, he said he did not recall it. He thought all the information had been vetted but he could not say that for sure. Mr. Mika pulled up the file for the traffic study from last year. He said there was attendance from the Russell Group for the traffic study session of October 1,

2019. Mr. Mika believed that the review from the traffic safety commission had some issues about signage and the egress/ingress road by Stracks. Mr. Mika continued he did not think he had the whole report.

In the interim, Mr. Turich asked if there were any other questions. Mr. Martini asked Mr. Mika if Ernie Strack Drive would become a full street and he replied that information was on the plans that were emailed to the Plan Commission members. Mr. Mika commented that if the Senior Center was approved, the plan is for Ernie Strack Drive to be completed in its entirety with curbs, sidewalk along the north side storm sewers, sanitary lines if necessary and water main. He reiterated that the engineering drawings have all that information on them.

Mr. Vander Woude questioned if improvements to Ernie Strack Drive were part of the plan. Mr. Weiser responded it's not part of the development, it's part of the agreement between Griffland, The Town and the Developer that is signed and approved. Part of the agreement requires the Town, if they want the additional 40 feet from Ken Scheeringa, they can get it either voluntarily or by an Eminent Domain action. Mr. Vander Woude asked Mr. Mika about having the Town attorney look into that and Mr. Mika replied the Town Council would have to look into that to instruct the Town attorney to proceed. Mr. Vander Woude commented he wanted confirmation from the Town attorney regarding the contract agreement. Mr. Turich believes that the Plan Commission can move forward at this point to the next step, that being a preliminary meeting, without having that confirmed contract information first. Mr. Zemen said he believed the contract was agreed to.

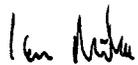
Mr. Mika was able to find the rest of the traffic safety report. He spoke of an analysis portion of the study that was lacking. Mr. Mika offered to email a copy of the traffic study report to Mr. Weiser.

The members discussed what was going to transpire regarding the next potential Plan Commission meeting, how the meeting would take place and how potential remonstrances would happen.

Commissioner Vander Woude revisited his concern about a public sidewalk that will be located on the north side of the proposed Ernie Strack Drive that dead ends at the Chase Bank drive-up and doesn't connect to Cline Ave.

Study Session ended at 8:00 P.M.

Ken Mika



Building Commissioner / Zoning Administrator