

HIGHLAND PLAN COMMISSION
Study Session Minutes (Meeting)
May 1, 2019

Study Session began at 6:30 P.M.

In attendance were: Commissioners' Grzymiski, Martini, Schocke, Turich, and Vander Woude. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator, and P.C. Engineer John Phipps. Absent Commissioners' Zemen and Kendra.

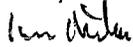
Those in attendance met with Jovan Lozevski concerning a proposed -5- Lot Single Family Residential subdivision on the West side of Hook St between 43rd and 44th Streets just South of Seberger Farms. Mr. Lozevski handed out some very preliminary proposed engineering by Garcia Engineering. There were some concerns raised by Mr. Phipps concerning a corrugated PVC pipe being proposed for storm water collection to the rear of the properties to the proposed storm detention area. Mr. Lozevski stated he had hoped to have more to present but that the engineer didn't have it ready. Mr. Mika told the Board that they didn't even have the preliminary proposed plat of subdivision prepared for everyone to review which should have all been available for this study session considering the Plan Commission would be voting on it in two weeks. Also that the subdivision would be required to install street lighting per ordinance sidewalks, etc. Mr. Lozevski was advised that based on everything that needs to be received and reviewed prior to the Public Meeting and the staff not being able to adequately review before then, then a continuance of the Public Meeting may be required, which he understood.

Those in attendance met with Kurt Pramuk and Carmen Arvia, the Civil Engineer representing Mr. Pramuk, for a proposed dental clinic at 2706 Highway Ave. Mr. Arvia handed out a preliminary site plan and architectural rendition of the proposed building. Mr. Arvia stated they were addressing some ADA concerns as it pertained to parking on the site and that modifications may need to be made on the 2nd St. sidewalk side. There were still storm water issues needing to be rectified on the site. There wasn't anything presented concerning this. Mr. Pramuk explained that part of the delay has been that they were obtaining a SBA Loan and they were requiring documentation that technically wasn't required concerning off site remediation/ground contamination. He stated that it took some time to convince the powers that be at the SBA of this.

Commissioner Vander Woude expressed concerns in reference to the positioning of the building on the lot and the architectural style of the building. The possibility of moving the building wouldn't be possible due to existing ground monitoring wells along the east property line. Also this project has been before the Plan Commission, Redevelopment Commission and the Town Council for months and that everyone in theory was on board with what had originally been shown with the exception of a couple of modifications. Mr. Mika also stated that they had received the necessary variances from the BZA for the site. Most of those in attendance thought what was being proposed was a good plan that will benefit the Town in ridding itself of a dilapidated building and a decent development promoting redevelopment in the downtown area. There also was a suggestion of further shade tree planting along 2nd St.

Mr. Mika reiterated the fact that everything needs to be in order and that they have to file for a Public Hearing in due time which may affect the developer's construction time schedule. They were aware of this and hope to be back before the Commission in June.

Study Session ended at 7:50 P.M.


Ken Mika
Building Commissioner / Zoning Administrator