

HIGHLAND PLAN COMMISSION
Study Session Minutes
June 7, 2017

Study Session began at 6:30 P.M.

In attendance were: Commissioners' Grzymiski, Kendra, Schocke, Turich, Vander Woude and Zemen. Also in attendance was Plan Commission Engineer John Phipps.

Those in attendance discussed the proposed one lot subdivision for the purpose of building a new single family home at 3144 Condit. Mr. Jovan Lozevski, the petitioner, distributed packets containing a copy of an existing plat with a footprint drawn on it to the commissioners that illustrated the property and some photos. He explained that he would also be going before the BZA for some developmental variances at their meeting on June 28, 2017 for lot width, overall square footage of lot and side yard setbacks variances. Mr. Phipps commented that he might also want to start the subdivision process concurrently with the variance process.

Those in attendance discussed the Redevelopment Commission's Resolution #2017-13 that would update the acquisition list. Ms. Cecile Petro, Redevelopment Director, said that they would be adding 2 properties to the list, the Aide Rental located at 8600 Kennedy and their storage area which is in the rear (2726 Garfield). There would also be some properties deleted from the list that may have already been acquired or developed by a private company. There was some discussion as to what distinguishes an acquisition list from eminent domain.

Those in attendance discussed the request for a public hearing for primary plat approval as represented by Attorney Wieser for the property being referred to as Cardinal Campus of Highland / Main Street project located on the north side of Main St., east of Prairie Ave. (2245 105th, 2209, 2213, 2235, 2237 Main St.) for the purpose of 7 professional office complexes and a 30 room luxury boutique hotel.

Mr. Wieser, Tim Kirby and Tom Price were also in attendance. Mr. Wieser explained why the declarations were not completed yet. He said that Dr. Claude Gendreau had hired a broker for marketing purposes and through discussion he had to rethink how to approach the declarations from a standpoint if they would be continuing to pursue a one lot subdivision or something different. The decision has been made to stay with the one lot subdivision.

Mr. Tim Kirby addressed the outcome from the Town's Traffic Safety meeting of June 6, 2017. A copy of the minutes from this meeting was available. He noted that that a traffic signal is to be installed on Prairie Avenue and Main Street, along with calming effects on Prairie Avenue to include lane striping and bump outs. The street will be named Timberidge Lane. East of Prairie at the Main St. entrance/exit would allow for left in/left out with a contingency that if a traffic hazard appears this ingress/egress traffic flow will be changed to the recommendation of the Traffic Safety Commission. Stop signs will be posted internally in the development and are the responsibility of the developer.

It was stated the road would be a private road. Discussion continued as to whether the utilities would be public or private. Mr. Phipps stated that from a standpoint of maintenance he thought that it would be more feasible as the Town's public works department were not skilled in making repairs to permeable pavers, which is part of the storm water system, and the utilities are located beneath the rock. There was discussion about other communities who have something like a capital improvement

fund the owners/tenants contribute to and when repairs are needed a specialty contractor would be hired. Mr. Price commented that the water would probably be private from tap to tap and there was discussion regarding types of valves required.

There was some discussion about the parking requirements and the fact that this would be a B-PUD. They would follow up with Ken Mika regarding this. Mr. Kirby also brought up the signage and distributed a photo of pole banners signs they like and also the marque sign on the hotel.

In the absence of Ken Mika, the subject of the revisions to the Town's zoning code was not addressed.

Study Session ended at 8:15 P.M.

Barb Mazur
Recording Secretary