

HIGHLAND PLAN COMMISSION

Study Session Minutes

August 4, 2021

Study Session began at 6:30 P.M.

In attendance were: Commissioner's Balczo, Kendra, Kisse, Martini, Turich and Zemen. Also in attendance were Ken Mika, Building Commissioner/Zoning Administrator and Plan Commission Engineer's Derek Snyder. Also present Redevelopment Director Kathy Deguillio-Fox. Attorney Reed and Commissioner Grzymiski were not present.

Those in attendance met with Al Bujtor and Engineer Gary Torrenga whom was representing Mr. Bujtor for a proposed 6 lot Subdivision proposed to be located at the S.E. corner of Franklin St & Liable Rd. This would border the existing Sandalwood Subdivision to the East and would consist of 6 lots and a common area private park/detention (dry pond) area, "Andrew Ct". The Subdivision would include Single Family Homes. The common area & dry pond/detention would be maintained by the owners within the Subdivision by a legal document which would require each owner be responsible for a percentage of the maintenance. Mr. Torrenga indicated that the water & sewers exist and can be tied into. Mr. Mika and Mr. Snyder stated that the developer as part of the Subdivision control ordinance will be required to install public sidewalks along Franklin and Liable, in addition to improving the curb line along Liable. Further engineering will need to be pursued and we will be contacted when they are ready to proceed.

Those in attendance met with Robert Duddy to get a feel as to whether the Plan Commission would be receptive to rezoning an area involving approximately (8) properties on the North side of Ridge Rd. between Liable Rd. and Johnston St. from PB (Professional Business District) to R1 (Single Family). Mr. Duddy went on to say that he purchased the property located at 3527 Ridge Rd. that was a law office that had been operated from a long converted residence. There are no real commercial structures that exist within this stretch. Of the (8) properties, (6) are single family homes, the one vacant lot used to house a cleaners that burned down years ago. The owner has for years tried to sell it for commercial use, but had never been successful. The PB area up the street has had problems leasing space with these types of properties no longer being conducive to this Zoning classification. It is believed that those properties were rezoned in the seventies. Mr. Mika went on to say that from a planning stand point with how the referenced properties are occupied (Single Family) and the likely hood of these properties being successfully developed as PB are slim, and that it would make sense to rezone them. Plus if the existing residences which are legal non-conforming ever were destroyed by fire etc., they would need to conform to PB which would cause problems for the existing residences to rebuild as Single Family. Those in attendance saw that there appears to be good arguments in the potential of rezoning those properties and instructed Mr. Duddy to proceed accordingly.

Those in attendance met with Attorney Dave Westland who was representing a Jay Lieser for a potential development on South Kennedy Ave., north of the gas station, involving approximately (10) acres. Mr. Westland gave the Commission Mr. Lieser's development background and stated that his project would facilitate moving an existing business from the downtown area for a future project which may include mixed use Retail/Condo Residential. The developer between the two projects is looking at potentially investing 50 – 75 million dollars between the two.

The purpose for this meeting was to see if the Plan Commission would be receptive to potentially having the properties which are currently Zoned R1A to I-PUD for the establishment of a business park. Mr. Westland went

on to say that he was the Plan Commission attorney at the time the Town Council had wanted to rezone from I-1/R-2, to RIA to prevent some potential undesirable type businesses moving to these locations, knowing that single family homes would most likely never develop in this area, and no one for all these years has attempted to develop these properties as such. He also presented everyone with a conceptual site drawing showing what such a development might look like and made a reference to a study that was prepared for the previous Redevelopment Director, Cecile Petro by SEH Engineering showing this to be highest and best use for the land within this area. There were brief discussions regarding floodplain/floodway, wetland and engineering storm water detention issues. Those in attendance seemed open to the potential of rezoning if the project was done right and also agreed that the area would not most likely develop as RIA.

Study Session ended at 8:15 P.M.

Ken Mika

A handwritten signature in black ink that reads "Ken Mika". The signature is written in a cursive style with a large initial "K".

Building Commissioner / Zoning Administrator