

HIGHLAND PLAN COMMISSION
Study Session Minutes (Meeting)
June 5, 2019

Study Session began at 6:30 P.M.

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

Those in attendance reviewed the petition request for Jovan Lozevski for a proposed (5) lot subdivision located on the west side of Hook St. between 43rd & 44th St., just south of Seberger Farms Subdivision. Mr. Lozevski was present along with his father. He went on to advise the Commission that Garcia Engineering has not yet completed the civil engineering or preliminary plat for that which he was proposing. Also that the church has now expressed interest in possibly selling the properties across from the proposed site which may change his proposed plan if that property is acquired. Having said that, he is going to be asking for another continuance until July. Those in attendance did not see a problem with that. The petitioner was asked to get us something in writing regarding the request for a continuance if he did not have plans on being present on June 19, 2019.

Those in attendance met with Erik Peters of PBS Design Build, Carmen Arvia of DVG Team, Inc., and DDS Kurt Pramuk to review their Downtown Zoning Overlay District Development Plan for the construction of a proposed dental clinic at 2706 Highway Ave. Handouts including Architectural and Civil Engineering drawings were provided to all. John Phipps had stated that Mr. Arvia had provided him with engineering revisions which had been requested and that those revisions were acceptable. Mr. Mika stated that though the areas where efis materials were previously being proposed had been changed, he still had concerns in reference to how the South elevation facing Ridge Road looked. There was some conversation of adding a window above the door along with an open sawn overhang terrace similar to what was being proposed on the front North Elevation. Most felt that would satisfy the visual concerns. Redevelopment Director Kathy DeGuilio-Fox told the Commission that this is the type of Development that she has been trying to recruit to promote Redevelopment in the Downtown area. Mr. Mika reminded the petitioner to have their Public Advertisement requirements met before the Public Hearing and to also have the architectural and civil engineering tear sheets corrected for the meeting.

Those in attendance met with Attorney Weiser and Dave Smith from Russel Co. concerning a proposed Senior Living Project located between Kleinman Rd., Cline Ave. and what has been referred to as Ernie Strack Drive. Mr. Weiser went on to say that the reason they were there was to bring the Plan Commission up to date with where they are in anticipation of potentially starting in the Town processes soon. When they last met with the Plan Commission close to a year ago, the plan included a proposed Public Works facility. That has since been withdrawn. The new plan would include a four story approximate 130-145 unit Senior Living Facility with a possible future same phased structure. The developer has been working with representatives of the Town and Stracks in reference to proposed engineering for the improvement of Ernie Strack Drive as it relates to this project. They believe that they are where they need to be with that, however they are awaiting signatures from Stracks and the related parties on required agreements. Until then they are waiting to file the necessary petitions with the Plan Commission for Rezoning R-1A to R-3 PUD and for Subdivision. When asked what their timeline was to start, Mr. Smith stated that they would like to get started with site work late fall. Mr. Mika stated that this is an ambitious goal considering that this was a complicated project from the aspect that they haven't even started the process and the Plan Commission literally hasn't had anything to review even from a Preliminary standpoint. Mr. Mika stated that the same had been thought on a previous project for Cardinal Campus. Mr. Weiser agreed with Mr. Mika's opinion, however he stated that once the signatures are obtained

on the agreement for the Ernie Strack Drive improvements, he feels that enough has been prepared that the Town process should be able to proceed accordingly. Mr. Weiser stated they will be back before the Plan Commission soon. It should also be noted the Councilman Herak and Water Works Board member Larry Kondrat appeared sometime after the discussion began concerning this project.

Study Session ended at 7:45 P.M.

Ken Mika
Building Commissioner / Zoning Administrator