

HIGHLAND PLAN COMMISSION  
Study Session Minutes  
September 4, 2019

Study Session began at 6:38 P.M.

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

Those in attendance met with Jovan Lozevski and went over received engineering drawings. The proposed plat was reviewed for previously requested additions which had been addressed. There was some discussion regarding the movement of an easement, and how the detention pond would be divided among the property owners for their maintenance responsibility. Jovan was to speak with his engineer and have him get back with Mr. Phipps so that he can complete his subdivision review for Mr. Lozevski's proposed (10) lot subdivision to be located south of Seberger Farms on Hook St.

Those in attendance met with Attorney Wieser who was representing Dave Smith (who was not present) of Russell Construction for a proposed senior living facility between Cline Ave. & Kleinman Rd. Preliminary engineering drawings were received, distributed and reviewed. (Their engineer was not present). Mr. Phipps and Mr. Mika stated the drawings were just received late on Friday, and because of the Labor Day holiday, neither had an opportunity to review. Mr. Mika stated that a cover letter along with the submitted drawings had been distributed to the respective Departments and Commissions as required by ordinance. Comments most likely would not be received prior to the continued public meeting. Mr. Phipps stated that the submitted information did not include a drainage plan, or study for the ponds. It was also discussed that aerators should be shown and installed on ponds of this size. Mr. Phipps stated that the Sanitary Board is reviewing sewer & storm water. Mr. Mika went on to say that we have yet to receive a comprehensive preliminary PUD plan which will be required. Mr. Wieser took note of that which was lacking and was to contact and advise those who would be responsible for providing us with the requested information. There was further discussion among those in attendance that due to a lot of the particulars not being provided that the petitioner may not be ready for the continued public meeting. Mr. Wieser thought that may be the case and they didn't think they would be ready until October for Board and Council's action. There was some discussion regarding a traffic study. Mr. Wieser stated that prior to dropping off the drawings on Friday and having a discussion with Mr. Mika that was the first he had heard one would be required. Mr. Mika went on to say that when Mr. Bach, Kathy DeGuilio-Fox and he met with their engineer that he was instructed at that time they would need one. Mr. Mika went on to say that in order for the Traffic Safety Committee to do a legitimate review of this project they would need one. Mr. Wieser stated that Russell would have one prepared. Board member Schocke stated he thought that the petitioner should repost the signs with the continued public meeting dates. Both Mr. Wieser and Mr. Mika stated there is no statutory requirement that they do so, and that those present were made aware of the fact that the meeting would be continued to the Wednesday, September 18<sup>th</sup> date. Mr. Mika also went on to say that those at the advertised public meeting were told that they can contact the Building Department to confirm the continuance dates. Those in attendance were made aware of the fact that they did not require this from the petitioner for Cardinal Campus which if they recalled had been continued several times due to the complexity of that project.

Study Session ended at 8:20 P.M.

Ken Mika

Building Commissioner / Zoning Administrator