

HIGHLAND PLAN COMMISSION
Study Session Minutes
May 17, 2017

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 Plan Commission Attorney Jared Tauber, Engineer John Phipps, and Ken Mika, Building Commissioner/ Zoning Administrator.

Those in attendance reviewed the petition request for public hearing for a rezoning request 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. The proposed rezoning change would be from R2 (Single & Two Family Residential) to B-PUD (Business Planned Unit Development).

Mr. Phipps stated that the petitioner was no longer planning to discharge their storm water into the Whispering Oaks detention pond. This at the advice of Mr. Phipps, Mr. Mika, and Attorney Wieser. Their plans are to now tie into an existing storm sewer on Ramblewood Drive. To date, Mr. Phipps has yet to receive revised drawings reflecting this. Mr. Phipps stated that there were also some loose ends that from an engineering stand point need to be addressed. When he is supplied with revised drawings he will write a review letter. Mr. Mika stated that as of yesterday afternoon, Mr. Bach has yet to receive comment back from Garcia Engineering who on behalf of the Traffic Safety Board is reviewing the petitioner's prepared traffic study. Mr. Mika also stated that the petitioner will need to attend the June 6, 2017 Traffic Safety Commission meeting to memorialize any requests that may be made of the petitioner.

In addition to the above, Mr. Mika stated that more specific language needs to be drafted by the petitioner and approved by the Plan Commission for signage and project specifics. These would also include each of the buildings in the project being equipped with an approved fire suppression (sprinkler) system, verifying 10 ft. additional right of way dedication along Main Street, revised easement agreements, and the preparation of the required declaration of covenant(s).

There was some concern of Mr. Mika, Commissioners' Schocke and Vander Woude of not having a lot of these items already in place, considering if they do take action this evening the Commission would as part of their approval be approving the Preliminary Planned Unit Development Plan. Attorney Jared Tauber stated that these items would need to be in place prior to the Plan Commission approving the Final PUD Development Plan. Commissioner Turich stated that he would be expecting staff to get these items from the petitioner prior to the June study session.

Study Session ended at 7:05 P.M.

Ken Mika

Building Commissioner/ Zoning Administrator