

HIGHLAND PLAN COMMISSION
Study Session Minutes
October 4, 2017

Study Session began at 6:30 P.M.

In attendance were: Commissioners' Grzymiski, Schocke, Turich, Zemen and Vander Woude. Also in attendance were Plan Commission Engineer John Phipps, Nies Engineering and Commissioner/Zoning Administrator Ken Mika.

Those in attendance met with Randy DeVries from Site Services of 10117 Kennedy Avenue concerning his most recent purchase of the property (2016) at 10306 Kennedy Avenue. His purpose was to get an idea from the Plan Commission as to whether they would be receptive to him using the property to facilitate a contractor's storage yard. He essentially just wants to run a road using asphalt scrapings to the rear of the property to establish an area to place equipment and materials there to relieve some of his current yard equipment storage at 10117 Kennedy Avenue. Mr. DeVries recently met with the new Redevelopment Director and he was advised that they have a master plan for the area and that she didn't believe this is something the Town would be receptive to.

Mr. Mika advised those in attendance that he has met with Mr. DeVries a couple of times and has informed him that this use is not permitted in this zoned district. And that: 1). The property is located in a R1A Single Family Residential District. 2). The property is located in a Flood Hazard Zone. 3). Based on flood plain regulations any fill would need to be compensated for (compensatory storage). 4). The property would require a use variance for the proposed use. 5). And if approved, would need to be subdivided which include infrastructure improvements including drainage detention. There was some discussion back and forth concerning the stated issues. The general consensus was that this most likely would not be something that would be looked favorably upon based on comments. And that they would also need to be sensitive to the existing residents who reside there. It should also be noted that 3 residential property owners that abut this property were present. One of them being Ms. Lydia Shotts of 10226 Kennedy Avenue expressed her concerns if something like this were allowed. It didn't appear as those in attendance were receptive to this proposal.

Mr. Mika advised those present that we were not able to schedule a date for the Unsafe Building Hearing in reference to 9135 Southmoor Avenue. It will most likely be in November.

There was further discussion on whether to modify the Plan Commission's Rules & Regulations to include the elimination of the preliminary hearing and only require legal advertisement in one newspaper. There were mixed feelings on the elimination of the preliminary hearing. Most of those in attendance seemed to want to leave it at the Plan Commission level. The one newspaper seemed to be agreeable to everyone.

Mr. Mika advised those in attendance that for information Mr. Kuiper's approved drainage plan was not followed, and that Mr. Kuiper's engineer is reviewing how the matter can be rectified.

Study Session ended at 7:30 P.M.

Ken Mika
Building Commissioner / Zoning Administrator