

WARSAW PLAN COMMISSION

July 14, 2014

Present: Tom Allen, Jeff Grose, Jim Gast, Michael Klondaris, David Baumgartner, Jeff Beeler (Public Works), Adam Turner (City Attorney), Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Absent: Rick Keeven

Call to Order

Allen called the meeting to order.

The April 14, 2014 meeting minutes were reviewed and presented for approval. Klondaris made a motion to approve the April 14, 2014 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

Item DP2014-07-01-Parkview Health System, Inc. – Development Plan- The Petitioner is looking to build a new Parkview Facility on 9.8 acres directly north of Mariners Drive. The new medical facility will consist of around a 45,000 square foot building, and a 164 space parking lot.

There is no maximum lot coverage for a C-3 Zoning district.

- The stormwater sedimentation and detention facilities are provided as part of the overall YMCA/Parkview development. All of the development storm-water will be conveyed via storm infrastructure and or swales into the detention pond constructed as part of the YMCA project. The storm water calculations and erosion control plans have been submitted, and will be reviewed and approved by the City Engineer.
- Adequate parking has been provided (164 new spaces) including handicap spaces. Due to the operation of a helicopter pad and the need for a clear zone for landing and takeoff, there will be trees planted along the west side of the parking lot with additional smaller landscaping provided within the clear zone.
- The developer has provided proposed lighting plan along with photometric analysis, which shows all of the light being contained on the property per the lighting plan.

- The building meets the setbacks for a C-3 zoning district: Front setback is 25-feet, proposed building is more than 240+-feet; Side setback is 0-feet, proposed building is 100+-feet and 80+-feet; Rear setback is 15-feet, proposed building is 120+-feet.
- This project does include the extension of public utilities, with a proposed sewer main extension. All water main improvements will be approved by Indiana American Water. There will be private lateral sewer lines constructed as part of this development. All storm and sewer infrastructure will have to pass City approved testing and construction standards as outlined by the City of Warsaw's Standards and Specifications.
- The Building design will also comply with the City's façade design requirements. The design encompasses 4 of the required 3 design elements. Those elements include varying material and color used for the façade and offsetting façade and roof line.
- Parkview has provided a detail landscape buffer between the proposed medical facility and the easterly residential development. That landscape buffer is to consist of an earthen mound, privacy fence, and two rows of spruce trees along Parkview's property, and the continuation of the earthen mound and spruce trees along the southern portion of YMCA's property.

In reviewing this development, City Planner Skinner sees no reason why the development plan should not be approved and he recommended the Plan Commission approve the Development Plan for the Parkview Medical Facility, with the following conditions:

1. This approval is for the development plan, and does not include the building permit which is subject to State Release and review by City Planner Skinner, Todd Slabaugh (Building Commissioner), and Joe Fretz, City Fire Department.
2. The development must comply with the City's erosion control ordinance.
3. Parkview provides final approved construction documents for all of the necessary utilities, specified approved construction details for Mariners Drive extension, final approved development plan documents approved by the City Engineer and Planning Department.
4. Parkview enters into an approved Development Agreement with the City of Warsaw outlining the nature of the proposed public improvements to be constructed as part of the Parkview project.

Allen opened the meeting for anyone wishing to speak in favor or against the petition.

Pete Mallers, representing Parkview, clarified the name of the future facility. It will be Parkview Warsaw. He presented the tentative plans and answered questions of Board Members. Construction of the facility is scheduled to begin in late November, 2014, for the first phase. Completion projected for October of 2015.

With no other person to speak in favor of the petition, Allen opened the meeting to any person opposed to the petition.

Judy Blubaugh, President of the Homeowners Association of Silver Fox, Patricia Coy, Larry Bair, and Neidra Dobbins, residents of Silver Fox, expressed concern with the amount of landscaping and the headlights from cars shining into homes of the residents. They would like the fence to extend as far as possible. They also expressed concerns about pedestrians cutting

through their yards walking to the YMCA. City Planner Skinner addressed the issue. Parkview has agreed to fence and landscape their portion. They wish to work with the YMCA on the issue but cannot speak on behalf of the YMCA, who owns the portion of property the residents are concerned about. Mr. Mallers committed to speaking with the YMCA about the issue but it is not part of the petition to be voted on by the Plan Commission at this meeting.

Steve Lawlor expressed concern about two hospitals operating in Warsaw, the location of the proposed facility, and feels all patients will be sent to Fort Wayne. Commission President Allen explained his concerns were outside the authority of the Plan Commission and thanked him for his input.

With no other person to speak in favor or against the petition, the public portion of the meeting was closed.

Discussion followed among Commission Members. Baumgartner made a motion to approve the Development Plan with restrictions for Parkview Health System, Inc. - Item DP2014-07-01, Grose seconded the motion. The motion passed unanimously.

ITEM 2014-07-04-Subdivision-Preliminary Plat-The Petitioner is requesting the Plan Commission approve the preliminary plat for Parkview/YMCA Subdivision located at the north end of Mariners Drive, east of US 30. The preliminary plat for Phase 1 has been submitted and reviewed for its conformity to the Subdivision Ordinance. The lots meet all of the development standards for a subdivision in a C-3 zoning district. The proposed development will provide adequate ingress and egress and have the ability to obtain sanitary sewer and water to the proposed lots. This plat is creating 2 new commercial lots from the original 37.23 acres. The subdivision will extend sewer and water to the proposed lots, and provide ingress and egress by the proposed extension of Mariners Drive, as depicted on the plat. It is important to note that unlike residential subdivisions, each individual lot will be required to file a development plan addressing any storm drainage, ingress and egress, fire and building requirements, utility connections, and so forth. Both lots meet the minimum lot requirements for a C-3 Zoning District shown below, and are of adequate size for commercial developments.

The following are the requirements for a C-3 District:

- No Minimum Lot Size
- Minimum setbacks of 25' front, 20' rear, 0' side yard (20' when adjoining residential)
- No Maximum Lot Coverage
- 60' Building Height Restriction

The plans have been reviewed by the Planning Department. All of the lots are of adequate size for commercial development, and meet the minimum requirements for the C-3 zoning district. The proposed plat allows for adequate ingress and egress by the extension of Mariners Drive. The plat also allows for adequate means to connect to sewer, water and additional utilities, as well as provide adequate space to screen the proposed road extension from the residential development to the east. City Planner Skinner noted that this is the preliminary plat approval, and additional approval will be required prior to approving the final plat. Those requirements

include the approval of construction plans for public utilities and the proposed Mariners Drive extension, posting a letter of credit, or the completion and approved construction of the proposed public improvements. The final engineering plans will have to be submitted for the City's approval prior to starting construction on the proposed public improvements. City Planner Skinner recommended approval of the Preliminary Plat for Parkview/YMCA Subdivision as presented.

Allen opened the meeting to the public. No person was present to speak in favor or against the petition.

Allen closed the meeting to the public.

A motion was made to approve Item 2014-07-01-Parkview Health System, Inc. – Subdivision-Preliminary Plat- by Gast, seconded by Baumgartner. The motion carried unanimously.

Comprehensive Plan Update- City Planner Skinner gave a brief statement as to the status of the new Comprehensive Plan.

With no further business to come before the Commission, Grose made a motion to adjourn the meeting; Gast seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, August 11, 2014 @ 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary