

WARSAW PLAN COMMISSION

September 08, 2014

Present: Tom Allen, Rick Keeven, Jeff Grose, Jim Gast, Michael Klondaris, Jeff Beeler (Public Works), Mike Valentine (City Attorney), (Jeremy Skinner City Planner), Kim Arnold (Recording Secretary)

Absent: David Baumgartner

Call to Order

Allen called the meeting to order.

The August 11, 2014 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the August 11, 2014 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2014-09-01-Final Plat Parkview Warsaw YMCA Health Campus-

The final plat for Mariner Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control 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 6 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. All of the 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

After review of the final plat for the Mariner Subdivision, Skinner had the following comments on the proposed plat. 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.

The plat is not substantially out of conformance with the preliminary plat presented in July, and has addressed the issues related to the plating of Mariners Drive. As with any final plat, a bond or letter of credit will have to be issued for public infrastructure improvements prior to recording the approved plat. Skinner recommended the approval of the final plat for the Parkview Warsaw YMCA Health Campus with Bond for Infrastructure.

Allen opened the meeting to any person to speak in favor or opposition of the petition.

Pete Mallers representing Parkview and Steve Snyder, representing the YMCA, were present. Mallers addressed the Commission with a brief summary of the request. Commission members asked questions of Mr. Mallers, which he answered. The YMCA will own lot 1, 2, 5 and 6. Parkview will own lot 3 and 4. Lot 2 is zoned C-3 and will remain the same. Lot 5 is wetland. Lot 3 will be used for the new road. The structure of the YMCA is built on lot 2 and Parkview will be on lot 4. The remaining lots will be open to the public for development.

Allen closed the meeting to the public.

Discussion followed among Commission members. A motion was made by Keeven to approve 2014-09-01-Final Plat- Parkview Warsaw YMCA Health Campus with Bond requirement. Klondaris seconded the motion. The motion carried unanimously.

Public Hearing –City of Warsaw Comprehensive Plan-

City Planner Skinner explained the procedure of adopting a new Comprehensive Plan and introduced Brad Johnson of Ground Rules to give a brief summary of the last meeting, held on August 26th, for Commission Members.

Allen opened the meeting to the public.

Fred Helfrich from the KCV Cycling Club is pleased with the new plan and is excited to see it implemented.

Allen closed the meeting to the public.

Commission member Grose expressed concern over the use of the description “solar panels” within the proposed plan. He feels the Comprehensive Plan should not be as specific, listing only one type of alternative energy source. Brad Johnson, of Ground Rules, explained the procedure

for making a change to the proposed Comprehensive Plan, at this point, would have to come in the form of a motion. Discussion followed. Keeven made a motion to change the verbiage. Grose seconded the motion. The motion carried unanimously. Motion was made by Grose to certify with recommendation the Comprehensive Plan, as amended, to the Common Council. The motion was seconded by Gast. The motion passed unanimously.

Zoning Ordinance-

Addressed initially at the August meeting, discussion pertaining to the Zoning Ordinance continued. No approval is necessary at this time. Assistant City Planner Dombrosky, City Planner Skinner and Commission members discussed changes to fence and accessory structure restrictions. Comments and suggestions are encouraged to be brought to the attention of the Planning Department before the next meeting. Assistant City Planner Dombrosky will be working on refining the verbiage.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Tuesday, October 14, 2014 @ 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary