

WARSAW PLAN COMMISSION

November 10, 2014

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

Absent: Mike Valentine (City Attorney)

Call to Order

Allen called the meeting to order.

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

Oral and Written Reports

None

Unfinished Business

None

New Business

2014-11-01-Preliminary and Final Plat – CCS YMCA Subdivision-Stephen Possell –

The preliminary and final plat for CCS YMCA 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. This plat is creating 2 new commercial lots from the original 5.97 acres. The subdivision already has adequate access to all utilities and ingress and egress from Mariners Drive. 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 proposed plat meets all of the subdivision requirements. Lot 1 currently houses an existing CCS facility, and the proposed Lot 2 is of adequate size for commercial development. Any future development on Lot 2 would be subject to development plan review and approval.

Because both lots already have access to utilities and Mariners Drive, the Plan Commission can approve the preliminary and final plat for CCS YMCA Subdivision per Warsaw's Subdivision guidelines. City Planner Skinner recommends the approval of the preliminary and final plat.

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

Allen closed the meeting to the public as there was no person to speak in favor or against the petition.

Discussion followed among Commission members.

Motion was made by Grose to approve 2014-11-01-Preliminary Plat- CCS YMCA Subdivision, seconded by Keeven. The motion passed unanimously.

A motion was made by Grose to suspend the rules in order to approve the final plat, seconded by Baumgartner. The motion passed unanimously.

Motion was made by Grose to approve 2014-11-01-Final Plat- CCS YMCA Subdivision, seconded by Baumgartner. The motion passed unanimously.

Comprehensive Plan-“Bike and Pedestrian Plan Map” and “East Market Neighborhood Sub-Area Plan” Review- Brad Johnson of Ground Rules was present to go over the proposed sub area plans. The Public Hearing will be next month during the Plan Commission meeting. Johnson presented multiple ideas and asked for Commission Members' thoughts. Discussion followed. Any input or changes need to be discussed with City Planner Skinner or Assistant Planner Dombrosky within the next twenty days. The Public Hearing will be advertised at that point and changes will not be made without following proper procedure in the Public Hearing.

2014-12-03 - Zoning Ordinance-

City Planner Skinner gave a brief overview pertaining to the Zoning Ordinance changes that have been discussed at previous Plan Commission meetings. Assistant City Planner Dombrosky presented the changes for vision clearance discussed at the October meeting. All other changes have been addressed and Dombrosky asked for a vote to recommend Ordinance 2014-12-03 to the Common Council for Zoning Ordinance changes in the City. Baumgartner made a favorable recommendation to present Ordinance 2014-12-03 to the Common Council. Gast seconded the motion. The motion carried unanimously.

Adjourn-

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, December 08, 2014 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary