

WARSAW PLAN COMMISSION

February 09, 2015

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

Absent: Jeff Grose, Jim Gast

Call to Order

Allen called the meeting to order.

The January 12, 2015 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the January 12, 2015 meeting minutes as presented; Baumgartner seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

2014-12-01-Patel Subdivision- Shiva Corp- Preliminary & Final Plat-Tabled from December, 2014

City Planner Skinner gave a brief summary of the request. The preliminary and final plat for Patel Addition 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 5.83 acres. The subdivision already has adequate access to all utilities and ingress and egress from Center Street, and proposed ingress/egress easement as shown on the plat. 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 hotel 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 Center Street, the Plan Commission can approve the preliminary and final plat for Patel Addition per Warsaw's subdivision guidelines. City Planner Skinner recommended that the Plan Commission grant preliminary and final plat approval for the Patel Addition.

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

Bruce Shaffner was not speaking for or against but had a question about development of the parcel in the future. He expressed concern about access to utilities as well. Jeff Jones, the attorney representing Shiva Corporation, answered the questions. At this time, the owners wish to divide it for possible future use, but have nobody buying the property. He explained the property had been surveyed and he was only aware of what was on the plat concerning utilities.

With no other person to speak for or against the petition, the meeting was closed to the public.

Discussion followed among the Commission Members. Baumgartner made a motion to approve the Preliminary Plat for 2014-12-01- Patel Subdivision-Shiva Corporation. Keeven seconded the motion. The motion carried unanimously.

Keeven made a motion to suspend the rules and vote to approve the Final Plat. Baumgartner seconded the motion. The motion carried unanimously.

Baumgartner made a motion to approve the Final Plat for 2014-12-01-Patel Subdivision-Shiva Corporation. Keeven seconded the motion. The motion carried unanimously.

New Business

2015-02-01-Collins Leasing-Preliminary and Final Plat-Briar Ridge Villas -

Collins leasing is requesting to subdivide the existing 9.3 acre tract into two tracts separated by public right-of-way existing of Blue Heron Court, Sand Hill Lane, and Downy Drive. Briar Ridge Villas was initially designed as a private development, with the possibility of the City taking ownership of the private drives sometime in the future. It is for this reason that the subdivision request is before you today, as Collins leasing is requesting the City accept that proposed public right-of-way.

The applicant is requesting to receive preliminary and final plat approval from the Plan Commission at this time. However, there are a number of issues concerning the public infrastructure that have to be address prior to final plat approval.

1. The plat needs to reflect the various easements for storm infrastructure located within the development.
2. While the road was constructed to City Standards, the City was not

present to verify the construction, and may require asphalt cores, and/or possible 5 year maintenance bond.

3. The existing storm infrastructure and as-builts need to be reviewed and approved by the City Engineer
4. The City needs to review the existing road width, sidewalk width and ADA design requirements.

In general, Skinner doesn't have an issue with the preliminary plat or the City taking ownership of the proposed public right-of-way, there are some minor issues that need to be cleared up prior to final plat approval.

City Planner Skinner recommended granting preliminary plat approval, and tabling the final plat until we can discuss and resolve the various minor issues concerning the final plat.

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

Allen closed the meeting to the public.

Motion was made to only approve the Preliminary Plat by Keeven. Baumgartner seconded the Preliminary Plat motion. The motion carried unanimously.

A motion to table the Final Plat was made by Keeven. Baumgartner seconded the motion. The motion passed unanimously.

2015-02-02- Habitat for Humanity-Frazers Addition Replat-

The preliminary plat for Replat of Frazer's Addition (Lots 10-20) has been submitted and reviewed for its conformity to the subdivision code. The preliminary plat meets the requirements of the subdivision ordinance. The lots are of adequate size for residential development, with the average being roughly 65' x 132' and 8,580 sq.ft. This replat will not result in any public infrastructure or utility reconstruction, as all of those currently exist within the Market Street corridor.

Habitat for Humanity is requesting both preliminary and final plat approval for the proposed replat of the existing 6 lots identified with the Frazer's Addition. City Planner Skinner made the recommendation to grant both preliminary and final plat approval.

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

Jeff Owens, a member of the Construction Committee, spoke on behalf of Habitat for Humanity. He explained the location and purpose of the re-plat for the proposed Habitat for Humanity construction. Several Commission Members asked questions. Discussion followed.

The meeting was closed to the public as there was no other person to speak for or against the petition.

Klondaris made a motion to approve the Preliminary Re-Plat-2015-02-02-Habitat for Humanity. Keeven seconded the motion. The motion passed unanimously.

Klondaris made a motion to suspend the rules to vote on the Final Re-Plat. Baumgartner seconded the motion to suspend the rules to vote on the Final Re-Plat. The motion passed unanimously.

Motion was made by Klondaris to approve the Final Re-Plat-2015-02-02-Habitat for Humanity. Baumgartner seconded the motion. The motion passed unanimously.

Adjourn-

With no further business to come before the Commission, Keeven 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, March 09, 2015 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary