

WARSAW PLAN COMMISSION

June 08, 2015

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

Absent: Mike Klondaris

Call to Order

Allen called the meeting to order.

The May 11, 2015 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the May 11, 2015 meeting minutes as presented; Grose seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2015-06-01-Final Plat-Warsaw Development LLC (Park Ridge Phase IV) - City Planner Skinner gave a brief summary of the request. The final plat for Park Ridge Section 4 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 an R-1 zoning district. This plat is creating 22 new residential lots from the original 7.15 acres. The subdivision already has adequate access to all utilities and ingress and egress from Nuthatch Drive. All of the proposed lots meet the minimum lot requirements for an R-1 Zoning District shown below, and are of adequate size for a single-family home development.

The following are the requirements for a R-1 District:

- 8,750 sq. ft. Minimum Lot Size (Achieved)
- 70 ft. Minimum Lot Width (Achieved)
- Minimum setbacks of 25' front, 25' rear, 7' side
- 45% Maximum lot coverage

The proposed plat meets all of the subdivision requirements, and conforms to the preliminary plat provided in 2012. City Planner Skinner recommended final plat approval for Park Ridge Section 4.

Allen opened the meeting to the public to any person wishing to speak in favor or against the petition. David Brown, the Engineer representing Warsaw Development LLC., explained the request. Kathy Hartman, of Granite Ridge was also present. Street Superintendent Beeler raised questions about the development of the road at the South end of Section 4. Discussion followed.

Motion was made by Grose to approve 2015-06-01-Final Plat-Warsaw Development LLC (Park Ridge Phase IV). Gast seconded the motion. Allen also voted in favor of the motion. Keeven, Baumgartner and Beeler voted against the motion. The motion was tabled.

2015-06-02 Preliminary and Final Plat – Indiana American Water Co. – 2700 E. Durbin St. – Chris Harrison- The preliminary and final plat for East Tower 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 I-2 zoning district. This plat is creating 2 new industrial lots from the original 4.92 acres. The proposed Subdivision will have adequate ingress/egress from the unimproved Adams Street west of the proposed lots. Indiana-American Water is looking to dispose of excess property surrounding their current water tower shown on Lot 1. The remaining property described as Lot 2 will be of adequate size for industrial development, but is currently slated to be purchased by the property owner north of the proposed subdivision.

I-2 Industrial Lot Requirements:

- Minimum Lot Size 5,000 Sq. Ft
- Minimum Front Setback 15, Side Setback 10, Rear Setback 25 – Proposed Lots have adequate Lot Size to meet those requirements
- Maximum Lot Coverage 75% -- Proposed Lots should be adequate to meet lot coverage requirements

The proposed plat meets all of the subdivision requirements. Lot 1 currently houses an existing water tower, and the proposed Lot 2 is of adequate size for industrial development. Any future development on Lot 2 would be subject to development plan review and approval. City Planner Skinner recommended preliminary and final plat approval for East Tower.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Chris Harrison of Indiana American Water and Tom Hardy, Architect with John Kimpel and Associates were both present to explain the request and answer questions of the Board.

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

Motion was made by Keeven to approve 2015-06-02 Preliminary Plat – Indiana American Water Co. – 2700 E. Durbin St. The motion was seconded by Grose. Motion was made by Keeven to

suspend the rules to allow the Final Plat to be approved. Grose seconded the motion to suspend the rules. Motion carried unanimously. Motion was made by Keeven to approve 2015-06-02 Final Plat – Indiana American Water Co. – 2700 E. Durbin St. Baumgartner seconded the motion. The motion carried unanimously.

Sign Discussion- Burkhart Signs presented a request to use banner material within an aluminum frame as a permanent sign. Discussion followed concerning the current Ordinance guidelines for temporary and permanent signs. No person was present representing Burkhart. Allen made a motion to table any decision. Baumgartner seconded the motion. The motion carried unanimously.

Adjourn-

With no further business to come before the Commission, Motion was made by Keeven to adjourn the meeting. Gast seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, July 13, 2015 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary