

WARSAW PLAN COMMISSION

September 14, 2015

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

Absent: None

Call to Order

Allen called the meeting to order.

The August 10, 2015 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the August 10, 2015 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2015-09-01- Secondary Plat – Warsaw Technology Park – West Hill LLC-

City Planner Skinner gave a brief summary of the request. The final plat for Warsaw Technology Park Phase1 has been submitted and reviewed for its conformity to the City's subdivision ordinance and the preliminary plat. The infrastructure has been completed, inspected and acquired by the Redevelopment Commission as part of the Development Agreement pertaining to the Technology Park development. The four lots meet the minimum development requirements for an I-2 zoning district (see below), and all of the preliminary development plan issues have been resolved. All of the utilities have been installed and inspected. Polk Drive was constructed to collector street standards, 38' back to back curb, 70' ROW.

I-2 Industrial Lot Requirements:

- Minimum Lot Size 5,000 Sq. Ft. – Proposed Lot Sizes Average 9 Acres
- 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.

City Planner Skinner recommended approval of the petition.

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

There was no person present to speak in favor or against the petition.

Allen closed the meeting to the public. Discussion followed among Commission members. Motion was made by Grose to approve 2015-09-01, Secondary Plat Warsaw Technology Park. Klondaris seconded the motion. The motion passed unanimously.

Height Restriction Industrial Zoning- For informational purposes only City Planner Skinner pointed out, per our current zoning restrictions, industrial areas have the same height restriction as an area zoned residential, which is 35 ft. Skinner will be working on getting some options for the change to be made and bring it to the Plan Commission, hopefully next month.

Adjourn-

With no further business to come before the Commission, motion was made by Grose 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 Tuesday, October 13, 2015 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary