

## WARSAW PLAN COMMISSION

October 13, 2015

**Present:** Tom Allen, Rick Keeven, Jeff Grose, Jim Gast, Mike 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 September 14, 2015 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the September 14, 2015 meeting minutes as presented; Baumgartner seconded the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

**DP2015-10-01- Amendment to Development Plan – Parkview/Whitley Memorial Hospital, Inc.** – City Planner Skinner gave a brief summary of the request. Parkview is requesting an amendment to the existing development plan in order to adjust the location and size of the proposed free standing sign for the YMCA Parkview Campus. The Plan Commission approved a campus sign, as shown in your packet, for the original development plan for the purpose of eliminating multiple free standing signs for YMCA and Parkview. The original plan called for roughly 24-foot by 18-foot sign, they are requesting an amendment to allow a 36-foot by 28.5-foot sign. The sign is comparable to the existing Menards sign just east of the YMCA Parkview campus. The request is due to a substantially larger setback off of US 30 than originally anticipated. In addition to the State's existing right-of-way, there is also a 15-foot fiber optic easement running along the north side of US 30.

City Planner Skinner doesn't see an issue with granting the larger sign, as it will still be significantly less signage to allow a larger joint development sign. As of right now, each could have multiple 24-foot, 300 square foot signs within the development. This will reduce the total number of allowable free standing signs, and still allow for adequate signage for Parkview and the YMCA. City Planner Skinner recommended approval of the proposed amendment to the YMCA/Parkview development plan.

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

Pete Mallers, of Beers Mallers Backs & Salin, LLP came forward as the representative for Parkview to explain the request. Commission members asked questions of Mr. Mallers. Discussion followed.

Allen closed the meeting to any person wishing to speak in favor of the request and opened it to any person wishing to speak in opposition of the request.

Candace Townsend, resident of Silver Fox did not wish to speak in opposition but had questions for Mr. Mallers. She inquired as to the distance of the sign from US 30 and the distance from the actual construction area for the building. City Planner Skinner was able to answer her question and Commission member Jeff Grose was able to show her an aerial layout of the plans from his packet.

Allen closed the meeting to the public. Discussion followed among Commission members and Mr. Mallers. Motion was made by Klondaris to approve DP2015-10-01, amendment to Development Plan, Parkview Warsaw/Whitley Memorial Hospital. Keeven seconded the motion. The motion passed unanimously.

**Amendment to Comprehensive Plan-** City Planner Skinner turned the meeting over to Assistant Planner Dombrosky. He explained the need for a change in the language of a section of the Comprehensive Plan. Commonwealth, from Wisconsin, is applying for a grant from the IHCDA, in hopes of using it to repurpose the existing Little Crow building into market rate housing. The change in language could assist them with the grant application. The changes in language apply to affordable housing and will not change the Comprehensive Plan in any way. Discussion among members and Dombrosky followed. A recommendation to forward the changes to the Common Council for approval is required of the Plan Commission. Keeven made a motion to forward the changes to the Common Council for adoption. Gast seconded the motion. The motion carried unanimously.

**Height Restriction Industrial Zoning-** For informational purposes only City Planner Skinner and Assistant Planner Dombrosky 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 changes to be made and bring them to the Plan Commission, hopefully next month.

### **Adjourn-**

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

**OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

- The next regularly scheduled meeting will be Monday, November 09, 2015 at 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary