

## WARSAW PLAN COMMISSION

December 12, 2016

**Present:** Tom Allen, Rick Keeven, Jim Gast, Jeff Grose, James Emans (City Engineer), Dan Stevens, Rick Paczkowski, Diane Quance, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

**Absent:** Dave Baumgartner, Mike Valentine (City Attorney),

**Call to Order** - Allen called the meeting to order.

**Approval of Minutes** - The November 14, 2016 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the November 14, 2016 meeting minutes as presented. Paczkowski seconded the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

**2016-12-01-Final Plat – Harrison Ridge Phase II-Steve Carlisle** - Allen turned the meeting over to City Planner Skinner who gave an explanation of the request. The final plat for Section II of Harrison Ridge has been submitted and reviewed for conformance with the City's subdivision control ordinance. The subdivision meets all of the development requirements for an R-2 zoning district.

The R-2 zoning district has the following development requirements (For Single-Family Houses):

1. 7,200 sq. ft. per lot, Husky Trail average lot size is 65 x130 (8,450 sq. ft.)
2. 60' minimum lot width, Husky Trail average lot width 65'
3. Setbacks Front-25', Rear-25', Side-5'
4. Built to Local Street Standards, 28' back to back curb, 50' ROW

5. Block B proposed detention area
6. Sewer and Water connections will be provided from Section I

The developer has completed the construction of the infrastructure for the project, and it has been inspected and approved by the City. The proposed plat is in conformance with the preliminary plat granted in 2006. City Planner Skinner approved the proposed final plat.

Allen opened the meeting to any person wishing to speak in favor of the petition. Steve Carlisle, the Developer, was present to answer questions and explain the request. Allen closed the meeting to the public as no other person was present to speak in favor of the petition.

Allen opened the meeting to any person wishing to speak in opposition of the petition. No person was present to speak in opposition of the petition. Allen closed the meeting to the public.

Diane Quance, Commission member, asked what was behind the utility easement on the North side of the subdivision. City Planner Skinner explained it was private property and City of Warsaw easement to the lift station. It is low ground and no development is feasible.

Motion was made by Quance to approve the ***2016-12-01-Final Plat for Harrison Ridge Phase II***. Emans seconded the motion. The motion carried unanimously.

***2016-12-02-Final Plat-Cooks Subdivision-Habitat for Humanity***- Allen turned the meeting over to City Planner Skinner who gave a brief explanation of the request. The final plat for Cook 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 an R-2 zoning district. This plat is creating 3 new lots from the original 1.145 acres. The subdivision has the ability to obtain access from the described easements, as well as obtain utilities from additional described easements.

The following are the requirements for an R-2 District:

- 7,200 sq.ft. Minimum Lot Size
- Minimum setbacks of 25' front, 20' rear, 6' side yard
- 50% Maximum lot coverage
- 35' building height restriction

### ***Preliminary Comments August 2016***

*After discussing the various components with the City Engineer, Street Superintendent, and Waste Water Superintendent the City has the following recommendations.*

1. *The lots ingress and egress access remain through the existing and described easements including the proposed 10-foot Columbia Street Extension being described as an ingress/egress and utility easement. This would remove the request to describe that 10-foot section as City right-of-way.*
2. *The previously discussed 10-foot section described as Columbia Street Extended and the 15-foot utility easement be combined to create a 25-foot utility easement in order to*

*provide public utility infrastructure.*

- 3. The proposed utility easement would then provide the space to place a new minimum 8-inch sanitary sewer main to serve both lots 2 and 3 as shown on the proposed plat. This sewer main would run approximately 165-feet south of Godman Street, and be built and inspected for compliance with the City of Warsaw's construction standards.*

The revisions have been made to the plat as requested in August of this year. City Planner Skinner approved the release of the final plat.

Allen opened the meeting to any person wishing to speak in favor of the request. David and Mickey Kaufman of Habitat for Humanity and Chris McCrea of Kimpel and Associates were present to explain the request and answer any questions. Allen closed the meeting to any person in favor of the request as no other person was present to speak in favor.

Allen opened the meeting to any person who would like to speak against the petition. No person was present. Allen closed the meeting to the public.

Motion was made by Stevens to approve **2016-12-02-Final Plat Cook Subdivision**. Paczkowski seconded the motion. The motion passed unanimously.

**2017 Schedule Approval-** The 2017 Plan Commission Schedule was presented for approval. Motion was made by Keeven to approve the schedule as presented. Grose seconded the motion. The motion passed unanimously.

## **Adjourn**

With no further business to come before the Commission, Grose made a motion to adjourn the meeting; Emans seconded the motion. The motion passed unanimously.

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

- The next regularly scheduled meeting will be Monday, January 09, 2017 at 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary