

WARSAW PLAN COMMISSION

May 13, 2019

Present: Tom Allen, James Emans (City Engineer), Dan Stevens, Diane Quance, Jack Brunetto, Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: Rick Keeven, Jim Gast, Bill Baldwin, Jeff Grose, Scott Reust (City Attorney)

Call to Order

Allen called the meeting to order.

Approval of Minutes - The April 08, 2019 meeting minutes were reviewed and presented for approval. Quance made a motion to approve the April 08, 2019 meeting minutes. Emans seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2019-05-01- 909 Glee Miner Dr. – Grace Schools- Preliminary and Final Plat- Allen turned the meeting to City Senior Planner Taylor for a brief summary of the request. The preliminary and final plat for the Glee Miner Shores Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed subdivision meets all of the development standards for an R-2 zoning district. This plat defines 2 lots from the original 1.89-acre lots. The subdivision will create an access easement for lot #2 that connects to Glee Miner Rd.

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

- 7,200 sq. ft. Minimum Lot Size (With Sewers)
- 20,000 sq. ft. Minimum Lot Size (Without Sewers)
- Minimum setbacks of 25' front, 25' rear, 6' side
- 50% Maximum lot coverage

Because of the location of the proposed easement, the GIS Coordinator has updated the address for lot #2 from 1019 Country Club Rd to 919 Glee Minor Rd due to potential confusion for

emergency services. This change should be reflected in the petitioners plat. Taylor recommended approval of the preliminary and final plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Attorney Doug Lemon was present representing Grace Schools to answer any questions and explain the request. He explained the change should not have any effect on the neighbors. Heather Lyons, 907 Glee Miner spoke in favor of the neighborhood and feels the change will be a bonus to the neighborhood. No other person spoke in favor or against the petition. Allen closed the meeting to the public.

Motion was made by Stevens to approve Preliminary Plat 2019-05-01-909 Glee Miner Dr. - Grace Schools. Emans seconded the motion. The motion passed unanimously.

Motion was made by Quance to suspend the rules and vote on the final plat. Stevens seconded the motion. The motion passed unanimously.

Motion was made by Quance to approve the final plat 2019-05-01-909 Glee Miner Dr.-Grace Schools. Stevens seconded the motion. The motion passed unanimously.

2019-05-02 - 2365 Shelby Dr. -JEM Properties- Preliminary and Final Plat- Allen turned the meeting to Senior Planner Taylor for a brief explanation of the request. The preliminary plat for the JEM Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. All proposed lots meet the development standards for subdivisions located within C-3 zoning districts. The 3.83 acre subdivision creates 3 new lots. The subdivision will allow access to lots #2 and #3 via Shelby Drive.

The following are the requirements for a C-3 District:

- Minimum Lot Size NA
- Minimum setbacks of 25' front, 25' rear, 0' side
- Maximum lot coverage NA

The proposed plat meets all of the subdivision requirements concerning lot sizes and setbacks. Taylor recommended approval of the preliminary and final plat.

Allen opened the meeting to any person wishing 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 by Quance to approve Preliminary Plat 2019-05-02- JEM Properties- 2365 Shelby Dr. Stevens seconded the motion. The motion passed unanimously. Quance made a motion to suspend the rules and vote on the final plat. Brunetto seconded the motion. The motion passed unanimously. Quance made a motion to approve the Final Plat 2019-05-02- 2365 Shelby Dr.-JEM Properties. Brunetto seconded the motion. The motion passed unanimously.

2019-05-03-2450 Deelyn Dr.-Groninger Enterprises LLC. Preliminary and Final Plat - Allen turned the meeting over to Senior Planner Taylor for a brief summary of the request. The

preliminary plat for the Groninger Park Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. All proposed lots meet the development standards for subdivisions located within I-2 zoning districts. The 17.79 acre subdivision is a simple reconfiguration and consolidation of 6 existing lots to accommodate the needs of future development. The subdivision will create access to lots #2 and #3 via an extension of Blue Collar Dr. The extension of this roadway will accommodate utilities.

The following are the requirements for a I-2 District:

- 5,000 Minimum Lot Size
- Minimum setbacks of 15' front, 25' rear, 10' side
- 75 Maximum lot coverage

The proposed plat meets all of the subdivision requirements concerning lot sizes. Taylor recommended approval of the preliminary and final plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Cary Groninger was present, the petitioner, to answer any questions and explain the request. No other person was present to speak for or against the petition. Allen closed the meeting to the public. Quance made a motion to approve preliminary plat *2019-05-03-2450 Deelyn Dr.-Groninger Enterprises LLC*. Brunetto seconded the motion. The motion passed unanimously. Quance made a motion to suspend the rules and vote on the final plat. Emans seconded the motion. The motion passed unanimously. Brunetto made a motion to approve final plat *2019-05-03-2450 Deelyn Dr.-Groninger Enterprises LLC*. Stevens seconded the motion. The motion passed unanimously.

Metal Panel Discussion- Allen turned the meeting to Senior Planner Taylor. Taylor explained per the City of Warsaw Municipal Code under appendix B zoning 13.6.3 the definition of metal panels is not definitive. Allen opened the meeting to public comment. Jim Malcolm, Architect, asked the board members to approve a specific metal panel for the use on a project he is working on presently. He is also seeking clarity for the future. Discussion followed. Dan Robinson of Robinson Construction explained some of the differences of the panels and presented several examples. Joe Sands, business owner, stated he will need to know what panel will be allowed in the near future, as he will be doing a building project. Discussion continued. Allen closed the meeting to public comment. Emans made a motion to approve the presented insulated panel –IMP-insulated panel-7.2 profile- which he feels complies with the intent of the ordinance. Stevens seconded the motion. The motion passed unanimously.

Adjourn-

With no further business to come before the Commission, Quance made a motion for the adjournment of the meeting. Brunetto seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday June 10, 2019 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary