

WARSAW PLAN COMMISSION

September 09, 2019

Present: Tom Allen, Rick Keeven, Jim Gast, Bill Baldwin, Jeff Grose
James Emans, (City Engineer), Diane Quance, Jack Brunetto, Jeremy Skinner (City Director),
Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: Dan Stevens, Scott Reust (City Attorney)

Call to Order

Allen called the meeting to order.

Approval of Minutes - The August 12, 2019 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the August 12, 2019 meeting minutes. Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2019-09-01 – Lake Village Shopping Center -Preliminary and Final Plat- Allen turned the meeting over to Senior Planner Taylor for a brief summary of the request. The preliminary and final plat for the Lake Village Shopping Center Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lots meet all of the development standards for a subdivision in a C-5 zoning district. This plat creates 3 lots from the original 25.68-acre lot. The subdivision will maintain access to Frontage Road and will maintain existing utility easements.

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

- 17,000 sq. ft. Minimum Lot Size
- Minimum setbacks of 25' front, 25' rear, 0' side
- Maximum lot coverage NA

Since this plat does not include the addition of new public infrastructure, Taylor recommended that the Plan Commission grant preliminary and final plat approval for the Lake City Complex Subdivision.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Tom Hardy of Kimpel & Associates was present to explain the request and answer any questions. No other person was present to speak for or against the petition. Allen closed the meeting to the public. Quance asked if the easement was public or private. Taylor stated the easement belongs to the City of Warsaw.

Motion was made by Baldwin to approve the preliminary plat for *2019-09-01–Lake Village Shopping Center*. 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.

Motion was made by Quance to approve the final plat for *2019-09-01 – Lake Village Shopping Center*. Keeven seconded the motion. The motion passed unanimously.

2019-09-02-Belle Augusta Section 3 & 4-Final Plat- Allen turned the meeting over to Senior Planner Taylor for a brief explanation of the request. The preliminary plat for Mitchell Reserve, now Belle Augusta, was originally submitted in October of 2014. The preliminary plat was approved, with some additional right-of-way requests included in Section 1. The final plat has been reviewed for its conformity with the City’s subdivision ordinance, and the requirements for an R-1 Zoning District.

The following are the requirements for an 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

A variance has been approved by the Board of Zoning Appeals to grant a 5’ side yard setback in this development. The development plan was reviewed and approved by the various City Departments and the storm and sanitary infrastructure has been constructed and inspected as well. The roadway for phases 3 & 4 have been installed and inspected by the City Street Department. The recommendation was made to grant final approval for Section 3 & 4 of Belle Augusta.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Kevin McDermit of Loughed & Associates was present to explain the request and answer any questions. Quance asked if the new sections were a continuance of what has been constructed to this point. McDermit stated they will be single family residential homes. No other person was present to speak for or against the petition. Allen closed the meeting to the public. Motion was made by Quance to approve *2019-09-02-Belle Augusta Section 3 & 4-Final Plat*. Emans seconded the motion. The motion passed unanimously.

Resolution 2019-09-01- City Director Skinner explained the Resolution is needed to amend and expand the Winona Interurban area. It was approved by the Redevelopment Commission and

needs to be approved by the Plan Commission as well as the Common Council. The area includes the Gatke property and will expand the area to include the Arnolt property. Expanding the area will give the City more redevelopment opportunities for both properties as well as the City. The potential for more revenue for the City if the area is developed was discussed. The City will be obtaining the Arnolt property in the near future by default. Keeven asked Skinner how much clean up would be necessary at the Arnolt property. Skinner stated an assessment will be done after it is obtained and we would go forward from there. The TIF amendment will also offer the opportunity for the establishment of a Riverfront District. A request was made to the City by an individual attempting to establish a Riverfront District in order to obtain a liquor license. Motion was made by Brunetto to approve Resolution 2019-09-01. Keeven seconded the motion. The motion passed unanimously.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday October 14, 2019 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary