

WARSAW PLAN COMMISSION

March 09, 2020

Present: Tom Allen, Rick Keeven, Jim Gast, Bill Baldwin, Scott Reust (City Attorney), James Emans (City Engineer), Jeff Grose, Diane Quance, Jack Brunetto, Dan Stevens, Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: None

Call to Order

Allen called the meeting to order.

Approval of Minutes - The February 10, 2020 meeting minutes were reviewed and presented for approval. Quance made a motion to approve the February 10, 2020 meeting minutes. Stevens seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2020-03-01-North Buffalo Street-Buffalo Street Townhomes-Preliminary Subdivision- Allen turned the meeting to Senior Planner Taylor for a brief overview of the request. The preliminary plat for the Buffalo Street Townhomes Subdivision Phase 1 has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. Although the lots in the proposed subdivision are substantially smaller than zoning district regulations typically permit, in this case, they are necessary to achieve the goals of the master plan. The City hopes to spur the development of high-density residential dwelling units in this area.

The final plat for each block of townhomes will be presented to the Plan Commission as they are completed to avoid the misalignment of lot lines and structures. Access to utilities will be maintained along Buffalo St.

The following are the requirements for an R-3 District:

- 6,000 Minimum Lot Size
- Minimum lot width 50'
- Minimum setbacks of 25' front, 15'-20' rear, 5'-6' side
- 50% - 65% Maximum lot coverage

Taylor recommended the Plan Commission grant preliminary approval for the plat as presented.

Allen opened the meeting to any person wishing to speak in favor or against the petition. David Vanwormer DDS, nearby business owner, questioned the density of the mews. He expressed concern about the density of the back buildings and how much parking will be available. He is concerned homeowners will use his parking lot. The Petitioner, David Matthews, explained the Townhomes will have a garage and driveway parking space for two cars. The mews will have a one and a half car garage and room for one car in the driveway. Pavers will be used on Bison Lane. Don Parker, neighbor, stated Matthews has been a good neighbor. He stated they are conscientious neighbors and he considers it to be good addition to the City. He has lived in Townhomes in Florida and is anxious for these new homes to be completed. He would like to know where the trash will be picked up. He stated at this time there are many individuals speeding in the alley and he is concerned about the possibility of the number increasing. He stated the City also removed a stop sign in that alley. Allen stated some things are out of the Plan Commission's control. Taylor explained the City Ordinance dictates the placement of stop signs. It was removed if not in compliance with the Municipal Code. Discussion followed. Allen closed the meeting to the public. Keeven made a motion to approve *2020-03-01-North Buffalo Street-Buffalo Street Townhomes-PreliminarySubdivision*. Gast seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

Temporary Sign Ordinance Discussion- Commission member Quance stated she has had several people come to her about the use of fundraiser signs throughout the community. She stated the City Ordinance may need revisited. The Planning Department Intern may have time to work on revising the Ordinance this summer. A common complaint she has been receiving is that the City is allowing some not-for-profit signs to be placed around town and not others. Senior Planner Taylor explained that currently the City Ordinance states you may have a temporary not for profit sign placed on your own property only. They cannot be used on members' property and not in the right-of-way. Discussion followed. The Commission Members agreed they are open to revisiting the Ordinance.

The next regularly scheduled meeting will be April 13, 2020 at 7:00 p.m.

Adjourn-

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

Tom Allen, President

Kim Arnold, Recording Secretary