

WARSAW PLAN COMMISSION

July 13, 2020

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

Absent: Dan Stevens

Call to Order

Allen called the meeting to order.

City Attorney Reust delivered the Oath of Office to Michelle Boxell who will be replacing Bill Baldwin after his unexpected passing.

Approval of Minutes - The May 11, 2020 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the May 11, 2020 meeting minutes. Gast seconded the motion. The motion carried unanimously by roll call vote.

Oral and Written Reports

None

Unfinished Business

None

New Business

2020-07-01-Harrison Lake Development LLC –Section 3 Re-plat-Preliminary and Final Plat-
Allen turned the meeting to Senior Planner Taylor for a brief overview of the request. The petitioner has submitted a replat for lots 43 and 44 of Section 3 of the Harrison Ridge Subdivision. This replat is necessary to accommodate a sanitary sewer easement between the two lots. The preliminary and final replat for Section III 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. I see no reason not to grant approval of the proposed final plat. Taylor recommended the approval of the request.

Allen opened the meeting to any person wishing to speak in favor or against the petition by text or email. Four minutes were allowed for residents to send a text or an email to comment on the petition. No person was present. No input was received. Allen closed the meeting to the public. Keeven made a motion to approve *2020-07-01- Harrison Lake Development LLC – Preliminary Plat*. Brunetto seconded the motion. The motion passed unanimously with roll call vote. Grose made a motion to suspend the rules and vote on the final plat. Emans seconded the motion, which passed unanimously by roll call vote. Brunetto made a motion to approve *2020-07-01- Harrison Lake Development LLC-Final Plat*. Gast seconded the motion. The motion passed unanimously by roll call vote.

2020-07-02- Shadycrest Development Inc. - Preliminary and Final Plat- Allen turned the meeting to Assistant Planner Taylor for a brief explanation of the request. The petitioner for the Shadycrest Subdivision is requesting to subdivide a 27 acre± tract of land into 4 lots with an average size of 6.62 acres. The preliminary and final plat for this 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 within an R-1 zoning district. The requirements for this subdivision are listed below.

The following are the requirements for a R-1 District:

- 8,750 sq. ft. minimum lot size
- Minimum setbacks of 25' front, 25' rear, 7' side
- 45% Maximum lot coverage

Access to utilities will remain along the west property line. Since the subdivision does not include any additional public infrastructure, Taylor recommended approval of the preliminary and final replat.

Allen opened the meeting to any person wishing to speak for or against the petition. Bruce Woodward, the owner, was present to explain the request and answer questions. Emans asked about an existing path that appears to be being used regularly. Woodward explained the path is a utility easement for the City of Warsaw. He stated he has no plans to do anything with the easement. He stated a sign is posted at the entrance of the path stating it was private. The proposed lots will use Logan Street. Emans stated he had no problem with the proposed plat. Dr. Mark Bowald, a neighbor, representing himself and another neighbor, Steve Jamison, had asked for clarification as to Woodward's properties. He stated his questions had been answered. He is happy with the size of the lots and the subdivision. He stated he did request help getting access to cable and internet. He stated he has not had either for several years. He was informed

it is not something to be handled by the Plan Commission. Woodward stated the utilities run on the West and he created large lots to limit curb cuts. Wetlands are on the back of the lots. Allen closed the meeting to the public as there were no other comments for or against the petition. Motion was made by Keeven to approve the Preliminary Plat for *2020-07-02-Shadycrest Development Inc.* Gast seconded the motion. The motion passed unanimously by roll call vote. Quance made a motion to suspend the rules and vote on the final plat. Keeven seconded the motion. The motion passed unanimously by roll call vote. Grose made a motion to approve *2020-07-02- Shadycrest Development Inc.-Final Plat.* Quance seconded the motion. The motion passed unanimously by roll call vote.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be August 10, 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 by roll call vote.

Tom Allen, President

Kim Arnold, Recording Secretary