

WARSAW PLAN COMMISSION

December 14, 2020

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

Absent: Dan Stevens

Call to Order

Allen called the meeting to order.

Senior Planner Taylor read and displayed the phone number needed to call or text with comments during the meeting.

Approval of Minutes - The November 09, 2020 meeting minutes were reviewed and presented for approval. Quance made a motion to approve the November 09, 2020 meeting minutes. Boxell seconded the motion. The motion carried unanimously by roll call vote.

Oral and Written Reports

None

Unfinished Business

None

New Business

Resolution 2020-12-01- Plan Director Skinner explained the resolution to members. The Central TIF expansion will take in a larger area near the downtown with more C-4 zoned area. Skinner stated maps of the expansion area are included in the meeting information. The expansion of the TIF area will allow for the Riverfront District to be expanded. A Riverfront District has to be in an Economic Development Area. This will create an opportunity for the Common Council to review the area. Discussion and questions followed between the members and Skinner. Motion was made by Brunetto to approve **Resolution 2020-12-01**. Emans seconded the motion. The motion passed unanimously by roll call vote.

2020-12-01- 1225 Country Club Drive-Didier Tower-Re-plat Preliminary and Final- Allen turned the meeting over to Senior Planner Taylor for a brief overview of the request. The petitioner has submitted a plat for the Didier Tower Subdivision. The proposed plat subdivides a 3.18-acre parcel into 7 lots. The intent is that lot A will remain in the ownership of the petitioner and the newly created out-lots be sold to the adjoining property owners.

Out lot 2 does not meet the size requirements for a lot within an R-1 Zoning District per section 12.0 of the City's municipal code, however, since the intent is not to develop the out lots as standalone lots it is less of a concern. The lack of lot access for some parcels in this subdivision would typically be an issue as well but tethering the out lots to adjacent properties has alleviated this concern.

R-1 Zoning Regulations

Minimum Lot Size:	8,750
Without Sewers	20,000
Minimum Front Yard:	25'
Minimum Side Yard:	7'
Minimum Rear Yard:	25'
Maximum Lot Coverage	45%

Even though one of the proposed lots does not meet the minimum size requirements, for an R-1 zoning district and the lot access issues mentioned above, the Planning Department recommends the approval of this plat based on the stipulation that out lots can only be sold to adjoining property owners (*Item 4 of General Notes and Additional Restrictions*)

Since this subdivision does not include the addition of public infrastructure, Taylor recommended that the Plan Commission grant the preliminary and final approval for the re-plat of the Didier Tower Subdivision

Allen opened the meeting to any person wishing to speak in favor or against the petition. Chris McCrea, of John Kimpel & Associates was present to answer any questions or explain the request if needed. Woody Zimmerman, the petitioner, was also present. He stated the property is owned by Kensington Media and does not need that much property. They are selling property to adjacent property owners who are interested. Zimmerman stated there are no plans to develop. Ronald Hunter called in on the telephone to make comment. He stated he lives adjacent to out-lot four and nobody has spoken to him. He stated he is fine if Chandler Williams purchases the lot adjacent to his property after discussion. He asked if there will still be one entrance on Country Club Drive. Taylor stated it would be one entrance. One text comment was received. The text asked about access from Islandview Dr. The person texting then called in by phone. She stated her name, Sue Heuer, and asked if lot six was going to be developed. Taylor explained any type of development would have to meet the requirements of the Building Department. Zimmerman explained access to the radio station would still be made from lot six with a gate and entrance, not a road. She stated she was happy with that explanation. Allen closed the meeting to the public.

Keeven made a motion to approve 2020-12-01 – Preliminary Plat – 1225 Country Club Drive. Emans seconded the motion. The motion passed unanimously by roll call vote. Motion was made to suspend the rules and vote on the Final Plat by Quance. Keeven seconded the motion. The motion passed unanimously by roll call vote. Quance made a motion to approve 2020-12-01 – Final Plat 1225 Country Club Dr. Gast seconded the motion. The motion passed unanimously by roll call vote.

2020-12-02 – Harrison Ridge Section IV – Final Plat - Allen turned the meeting to Senior Planner Taylor for a brief explanation of the request. The petitioner has submitted the final plat for lots 69 to 105 of Section 4 of the Harrison Ridge Subdivision. The preliminary plat for this 39.15-acre development was approved in 2006. The petitioner is now seeking final plat approval in order to begin developing the parcels in section 4. The proposed plat for this section of the Harrison Ridge Subdivision 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 x 130 (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 proposed plat is in conformance with the preliminary plat granted in 2006. Taylor recommended that the Plan Commission grant final plat approval for Section 4 of the Harrison Ridge Subdivision. The stamped plat will be released by the Planning Department when the bond for the public infrastructure portion of this project is provided.

Allen opened the meeting to the public. There was no public comment or any person present to represent the petitioner. Allen closed the meeting to the public. Quance made a motion to approve 2020-12-02 – Harrison Ridge Section IV – Final Plat. Brunetto 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 January 11, 2021 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