

WARSAW PLAN COMMISSION

October 11, 2021

Present: Tom Allen, Jim Gast, Jeff Grose, Bob Coffelt, Michelle Boxell, Diane Quance James Emans (City Engineer), Scott Reust (City Attorney), Jeremy Skinner (DOCD), Justin Taylor (City Planner), Whitney Shilling (Recording Secretary)

Absent: Rick Keeven, Dan Stevens

Call to Order

Allen called the meeting to order.

Approval of Minutes - The June 14, 2021, meeting minutes were reviewed and presented for approval. Gast made a motion to approve the June 14, 2021, meeting minutes. Boxell seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2021-10-01 - Greenbrier Preliminary and 2021-10-02- Villas of Greenbrier PUD– Allen turned the meeting to City Planner, Taylor for a brief explanation of the request. The preliminary plat for the Greenbrier Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The petitioner wishes to subdivide 33.25-acres into 86 lots. The proposed development provides an access road to 350 North and Airport Road to the west. A connection to the Dells through Knollwood Dr is also being proposed as part of this development. This connection was planned during the construction of the Dells and would directly benefit the residents on the north side, by giving them more direct access to Airport Rd. It was mentioned in the last meeting that the county does not maintain Knollwood Drive because there is no way for their trucks to turn around. This connection will fix that issue. The proposed development meets the requirements for an R-1 zoning district. It is the opinion of the Planning Department that the Greenbrier Subdivision preliminary plat should be approved by this board.

The preliminary plat for the Greenbrier Subdivision PUD has been submitted in a timely fashion, reviewed for its conformity to the Subdivision Control Ordinance and section 13.2 regarding Planned Unit Developments. The petitioner wishes to subdivide 9-acres into 42 lots containing attached single-family residential units. The proposed PUD has been reduced in size from the previous submittal, from covering the entirety of the proposed 42-acre development, to only 9-acres of the site. It is the opinion of the Planning Department that you should give a favorable recommendation to City Council for this proposed PUD Ordinance. We implore you to not lose sight of the overall health and needs of our community.

The lack of housing necessary for talent acquisition and retention has been highlighted over and over by studies and committees tasked with economic development. We will be doing a disservice to the long-term health and stability of our community if we fail to recognize the benefit that these housing options could bring.

Allen opened the meeting to any person wishing to speak in favor of the petition. Thomas Niezer, Attorney at Barrett McNagny stated how the plat is an integrated development. Oakmont listened to what the adjacent property owner wanted and significantly reduced the PUD portion of the plans. He went on to state how there is now 33 acres that would remain as R-1 development. The R-1 portion of the plan will meet all the development standards required of an R-1 zoning district. Niezer stated they also added an additional access to the subdivision off of Airport Road. In the northeast corner of the development there is a vastly reduction in the PUD zoning development to just nine acres. Niezer stated this is a zoning change Oakmont is requesting. He went on to talk about the growth and the best use of this area. Oakmont feels like the best use of this area would be residential. Niezer stated one of the considerations for tonight should be the comprehensive plan. The comprehensive plan very clearly talks about the need for diversity in residential housing. He went on to talk about how the PUD will allow just that. Oakmont would like to build single family home but in a villa type nature. Niezer stated there would be an association that would take care of all the exterior maintenance. Niezer explained that they have provided a written commitment signed by the property owner and the developer regarding what they plan to develop within the PUD. He went on to state how this development would help the city to extend their footprint for sanitary sewer.

Allen opened the meeting to any person wishing to speak against the petition. Steve Snyder, on behalf of the Dell's homeowners association state that there are some significant improvements made to the intergraded plan. Snyder went on to say that the R- 1 zoning area is now in compliant with the city's subdivision control ordinance. They are not in a position to object to that because if it is in compliance the board has to approve it. The Dell's homeowners association does have one issue and that is the connection to Knollwood. Snyder feels that since the additional access to the neighborhood was added off of Airport Road there doesn't need to be a connection at Knollwood. He thinks two access point should be enough to handle this new subdivision. Snyder stated the difference between an R-1 zoning area and a PUD. This PUD area is going to have higher density. He is concerned that it is not consistent with the already existing neighborhood, The Dells. Snyder questioned where the open area will be since the lots are smaller. He thinks an open area should be added before final approval to benefit the new residents, as well as the Dells. Snyder requested that the Plan Commission require some type of screening along the south boundary line so the higher density area is screened from the low density area, known as The Dells.

Thomas Niezer stated the benefit of Greenbrier would allow The Dells other means to reach Airport Road or County Road 350. Niezer stated there is not one traffic planner that will confirm that the residents in Greenbrier are going to find their way out through the Dells. He went on to pointed out that the buffer between Greenbrier and the Dells are platted R-1 lots that fully comply with development standards of the City's zoning ordinance. Niezer finished by pointing out where the green space is on the plat. Allen closed the meeting to the public.

James Emans, city engineer pointed out how he supports the connection to the dells. He went on to state the huge benefit this would bring for first responders to access the back of the Dells quicker. Jeff Grose stated the connection to Knollwood would give the residents of the Dells easier and quicker access to Airport Road. He also noted how he liked the green space so close to the PUD.

Emans motioned to approve *2012-10-01 Greenbrier R-1- Preliminary*. Grose seconded the motion. The motion passed unanimously.

Quance motioned to send a favorable recommendation to City Council to consider *The Villas of Greenbrier PUD*. Coffelt 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. Grose seconded the motion. The motion passed unanimously.

Tom Allen, President

Whitney Shilling, Recording Secretary