

WARSAW PLAN COMMISSION

December 13, 2021

Present: Tom Allen, Rick Keeven, Jim Gast, Jeff Grose, Bob Coffelt, MichelleBoxell, Diane Quance, James Emans (City Engineer), Justin Taylor (City Planner), Whitney Shilling (Recording Secretary)

Absent: Dan Stevens, Scott Reust (City Attorney)

Call to Order

Allen called the meeting to order.

Approval of Minutes - The October 11, 2021, meeting minutes were reviewed and presented for approval. Gast made a motion to approve the October 11, 2021, meeting minutes. Coffelt seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2021-12-01 Detroit Street Complex- Preliminary and Final – Allen turned the meeting to City Planner, Taylor for a brief explanation of the request. The preliminary and final plat for the Detroit St. Complex Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed plat meets the development standards for a subdivision within an I-2 zoning district. This plat is a simple subdivision of (1) lot to create (2) lots. The newly created lot will be 1.46 acres and will have an access easement in its northwest corner. The new parcel will access utilities along the west side of the property and will manage stormwater on site. Since the proposed subdivision does not include the addition of public infrastructure, I recommend that the Plan Commission grant preliminary and final approval for this plat as presented. Allen opened the meeting to any person wishing to speak in favor of the petition. Kaleb Sondgerath, Kimley Horn stated he was the civil engineer on this project. Sondgerath stated they are wanted to subdivide the lot for a Caliber Collision Center. They will be doing auto body repair. Keeven asked if the other building will remain as is. Sondgerath stated yes the current property owner has a warehouse and then some vacant property to the south. They are just taking the corner of that property and making it a collision center. Quance questioned the access to the property. Are you pulling right out on 15 or is there going to be a frontage road? Sondgerath stated they are currently working with INDOT on that. He thinks they will access 15 but they will do whatever INDOT would like them to do. Taylor stated Sondgerath just needs to work with the state on that since it is a state road. Allen closed the meeting to the public. Motion was made by Keeven to approve *Preliminary - 2021-12-01-Detroit Street Complex*. Gast seconded the motion. The motion passed unanimously. Motion was made by Quance to suspend the rules and vote on the Final Plat for Detroit Street Complex. Keeven seconded the motion. The motion passed unanimously. Motion was made by Quance to approve *Final-2021-12-01 Detroit Street Complex*. Gross seconded the motion. The motion passed

unanimously by roll call vote.

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

Whitney Shilling, Recording Secretary