

WARSAW PLAN COMMISSION

March 14, 2022

Present: Tom Allen, Rick Keeven, Jim Gast, Aaron Ott (City Engineer), Jeff Grose, Dan Stevens, Bob Coffelt, Diane Quance, Scott Reust (City Attorney), Justin Taylor (City Planner), Whitney Shilling (Recording Secretary)

Absent: Michelle Boxell

Call to Order

Allen called the meeting to order.

Oath of Office: City Attorney, Scott Reust administered the Oath of Office to Aaron Ott

Approval of Minutes - The February 14, 2022 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the February 14, 2022 meeting minutes. Gast seconded the motion. The motion carried unanimously by roll call vote.

Unfinished Business

None

New Business

2022-03-01- Preliminary- Park Ridge South – Allen turned the meeting over to the City Planner, Justin Taylor for a brief explanation of the request. The petitioner for the Park Ridge South Subdivision is requesting to subdivide a 40.32 acre± tract of land into 98 lots with an average size of 9,800 square feet. The preliminary plat for this subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed Ridge South Development is contiguous with the development to the north and will be harmonious in character. Sanitary sewer and water will be extended through this development from the north. An access road has been added to connect this development to 200 South to enhance connectivity for residents and ease of access for emergency services. Taylor recommended that the board grants approval for the preliminary plat of the Park Ridge South subdivision. Allen opened the meeting to any person wishing to speak in favor of the petition. Kristen Oom, Park Ridge Association stated she has several questions that Granite Ridge has failed to answer, that she would like answered. She wondered if the city could limit construction to the 200 South Road access and not go through Park Ridge. Taylor stated the association could make that recommendation to Granite Ridge but it is not something reviewed by the Plan Commission. Oom asked if the lighting in the new subdivision would be part of the City or of Park Ridge. Taylor said that if the lights are in the right of way then the city would take care of them. Oom wondered if they could have one of the lots reserved for a park for the new subdivision. Taylor asked if the developer could address that question when they came up to speak. Oom stated there is a safety concern with the fifteen lots along the railroad track being so

close to the track. She wondered if they were going to put a safety fence up for those houses along the railroad track. Allen stated it is not required under the city code. Taylor agreed. Oom asked if the retention pond will be maintained by the city or Park Ridge. Taylor stated the HOA does control the green spaces when there is an HOA. The city has been getting more involved in reviews and how they function. So there is a little bit of overlapping but primarily the maintenance will follow under the HOA. Oom wondered if there are plans to improve the water supply and the city sewer out there because there is a concern with the current residents that if it comes off the subdivision then water pressure is going to drop. The developer state they will be working with Indiana American water but every time you add more houses to a subdivision it increases the water pressure. He also stated that in the State Code it states they can't decrease water pressure. Allen stated that for the city sewer the developer will have to comply with the City Code. The last question Oom had was how aggressive do they plan to develop the subdivision. Allen asked the developer to come up and address all of Oom's questions. David Brown, D.A. Brown Engineering along with Kathy Hartman, Granite Ridge stated they plan to develop ninety-eight lots. He stated after meeting with the city they decided to add a road out to 200 South for safety reasons. Brown went on to explain that they will be meeting all the zoning codes with a little bit deeper lots. Brown said their plan is to build similar homes to what is currently in Park Ridge. He stated that they want to promote good healthy lighting throughout the subdivision so they will do the lights the city recommends. To answer the question regarding the fence along the railroad track, Brown stated that the developer didn't plan to put up a fence. He did explain they left some extra space between the lots and the railroad track to allow for some landscape trees. Brown went on to explain that they plan to build the subdivision as fast as they can but with material delays they can't really put a timeframe on the project. They are hoping this will be a two section project with forty to forty- five homes in the first section and the next section after that. Keeven asked the developer to address the question about the park area. Brown stated that the association with maintain the common areas and at this point they don't have a designation spot for a park. They have found that it is not done a lot anymore due to the liability and cost. Brown stated most homeowner's would like to have their own playground and that is why they made the lots deeper. Keeven asked if the retention pond is expected to have water in it. Brown explained that depends on soils. They would love to have water in it all year round but there is a lot of sand in the soil out there so they think it will be more of a dry basin. Quance asked how far the property line was to the railroad right of way. Brown didn't know for sure but he was guessing twenty to thirty feet. Gast questioned the developer about not putting a playground in the new development. Brown stated yes they are not currently planning on putting in a playground. It is expensive to put a playground in and expensive to maintain. Brown said they are putting sidewalks on both sides of the street. Allen asked Taylor if this is something we could require from the developer. Taylor stated this development does meet the requirements for an R-1 and we typically reserve those request for a PUD. Taylor pointed out the large area in the middle that will be green space. Quance stated that by adding a playground it would increase the HOA fees and that is something that current residents should consider. Allen opened the meeting to any person wishing to speak against the petition. Allen closed the meeting to the public. Gross made a motion to approve *2022-03-01- Preliminary- Park Ridge South*. Quance seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be April 11, 2022 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. The meeting was adjourned at 7:23 pm.

Tom Allen, President

Whitney Shilling, Recording Secretary