

WARSAW PLAN COMMISSION

April 11, 2022

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

Absent:

Call to Order

Allen called the meeting to order.

Approval of Minutes - The March 14, 2022, meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the March 14, 2022, meeting minutes with a few spelling corrections. Gast seconded the motion. The motion carried unanimously.

Unfinished Business

None

New Business

2022-04-01- Preliminary- Belle Augusta Section 5- PUD (Public Hearing) – Allen turned the meeting over to the City Planner, Justin Taylor for a brief explanation of the request. The preliminary plat for the Belle Augusta Subdivision Section 5 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 33.46 acres into 89 lots containing detached single-family residential units. The average lot size for this development is 11,000 square feet. The sanitary sewer line and water mains serving the first 4 phases of the Belle Augusta development will be extended north to serve section 5. The drainage plans for this development will be submitted after approval of the preliminary plat and will be required to comply with all state and local stormwater regulations. It is the opinion of the Planning Department that you should give a favorable recommendation to City Council for this proposed PUD Ordinance. Taylor stated we did receive some emails regarding this subdivision and that they were uploaded on boardpaq. Allen opened the meeting to any person wishing to speak in favor of the petition. Kevin McDermit, Loughheed & Associates stated Taylor covered everything he was going to say but he will answer any questions. Quance ask if the smaller lot sizes were the main reason the developer was requesting the PUD. McDermit explained Biggs would like to build detached villas with the same floorplan as the villas at Belle Augusta Section 4. These detached villas will be built on smaller lots than what is allowed in a R-1 district. Quance asked where the developer plans to provide the green space. McDermit

explained in the Northwest corner of the development, in block G. Allen stated the lots 135 and 141 seem smaller. McDermit pointed out that lots 130 to 157 will be the detached villas each with seven foot setbacks for the side yard. Gast asked if these detached villas will have mirrored floor plans. McDermit stated not necessarily. They will use a variety of floor plans depending on the lot. Quance pointed out that one of the street names on the plat is named Baker Street and the city of Warsaw already has a Baker Street. Taylor stated that will get that fixed in the Tech Advisory meeting, but he will note that street name needs changed. Allen opened the meeting to any person wishing to speak against the petition. Since no person came forward, Allen closed the meeting to the public. Keeven motioned to send a favorable recommendation to City Council to consider 2022-04-01- Preliminary- Belle Augusta Section 5- PUD. Gast seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be May 9, 2022, at 7:00 p.m.

Adjourn-

With no further business to come before the Commission, Boxell made a motion for the adjournment of the meeting. Quance seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:23 pm.

Tom Allen, President

Whitney Shilling, Recording Secretary