

WARSAW PLAN COMMISSION
July 08, 2013

Present: Jeff Grose, Michael Klondaris, Jim Gast, Lacy Francis, Dave Baumgartner, Mike Valentine (City Attorney), Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Absent: Rick Keeven, Tom Allen

Call to Order

Vice President Grose called the meeting to order.

The May 13, 2013 meeting minutes were reviewed and presented for approval. Klondaris made a motion to approve the May 13, 2013 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

YMCA Development Plan – The YMCA of Warsaw is looking to build a new Facility on 37 acres directly north of Mariners Dr. The new YMCA facility will consist of around a 74,000 square foot building, 307-space parking lot, a detention/retention pond, and a walking trail as presented on the site plan. City Planner Skinner gave an overview of the plan to the Board and audience. A short video was shown as to what the facility would look like. City Planner Skinner has reviewed the application and recommends the approval of the development plan. Grose opened the meeting to comments from the audience. Chad Zaucha of the YMCA spoke in favor of the new facility and answered questions from the Board Members and audience. Derek Frederickson of Engineering Resources also answered questions from the audience and Board Members on behalf of the YMCA. With no one else to speak in favor or against, the meeting

was closed to the public. The motion was made to approve the YMCA Development Plan by Baumgartner, seconded by Gast. The motion passed unanimously.

Resolution 2013-07-01- A Resolution to begin the process of amending the Economic Development Plan for the Northern TIF area. City Planner Skinner explained the process and the necessity for the amendment to the Northern TIF area, which is based on growth in that area. The Resolution will be presented to the Common Council and has already been presented to the Redevelopment Commission. A motion to approve Resolution 2013-07-01 was made by Gast. The motion was seconded by Baumgartner. Resolution 2013-07-01 was approved unanimously.

Ball State Charrette- City Planner Skinner requested attendance at a public meeting to be presented by Ball State at the Warsaw High School PAC Center on July 18, 2013 at 7:00 p.m. Ball State will present their findings and recommendations for the City from the fact-finding and research they gathered in June.

Comprehensive Plan- The first of several scheduled meetings and public forums for the creation of the new Comprehensive Plan for the City are scheduled on July 25 and 26th. Public involvement is being requested as well as involvement from City Officials. Meetings will be held at City Hall, with times to be provided, on those dates.

ADJOURN

With no further business to come before the Commission, Baumgartner made a motion to adjourn the meeting; Gast seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday August 12, 2013 @ 7:00p.m.

Jeff Grose, Vice President

Kim Arnold, Recording Secretary