

## WARSAW PLAN COMMISSION

April 14, 2014

**Present:** Tom Allen, Rick Keeven, Jeff Grose, Jim Gast, Michael Klondaris, David Baumgartner, Jeff Beeler (Public Works), Mike Valentine (City Attorney), Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

**Absent:** None

### Call to Order

Allen called the meeting to order.

Jeff Beeler, Superintendent of Warsaw Public Works, was sworn in by Mayor Joe Thallemer.

The March 10, 2014 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the March 10, 2014 meeting minutes as presented; Klondaris seconded the motion. The motion carried unanimously.

The March 17, 2014 Special-Session minutes were reviewed and presented for approval. Keeven made a motion to approve the March 17, 2014 Special Session minutes as presented; Baumgartner seconded the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

**Item 2014-04-01-Warsaw Technology Park Subdivision-Phase 1 – Preliminary Plat-** The Petitioner is requesting the Plan Commission approve the preliminary plat for Warsaw Technology Park Subdivision Phase 1 located near 300 N. and Silveus Crossing. The preliminary plat for Phase 1 has been submitted and reviewed for its conformity to the subdivision ordinance. This is the first step in completing the new Technology Park that the City and West Hill Development have been working on for the last two years. The subdivision consists of four new lots with an average size of nine acres, and will include the extension of Polk Drive to the West side of Silveus Crossing. This project will include the extension of sewer, water, and storm infrastructure as well. The proposed road improvements will be designed to a collector street standards of 38-feet back to the back curb, but consist of an asphalt cross section of a minor arterial (minimum of 7' of asphalt). All of the lots will be serviced by an extension of the existing sanitary sewer and water infrastructure located along Silveus Crossing. The plans have

been reviewed by the Planning Department and the City Engineer for conformance to the Subdivision Ordinance, Storm Water Control Ordinance, and Erosion Control Ordinance. There is one area on the proposed plans that needs to reflect the proper road section as described above, but City Planner Skinner recommended approval of the Preliminary Plat as presented with the minor change in the road cross section to collector street width standards to be made prior to final plat approval for the Warsaw Technology Park-Phase 1.

Allen opened the meeting for anyone wishing to speak in favor or against the petition.

Margaret Hendrixon, who lives across the road from lot one does not want the trees to be removed that exist on the property. She has no other issues with the development. Discussion among the members followed. City Planner Skinner explained that the existing trees can't be saved but landscaping and trees will be planted. It will look nice after completion. There will also be a walking path connecting the Tech Park to Sheldon Street.

The public portion of the hearing was closed.

Discussion followed among Commission Members. Grose made a motion to approve the Preliminary Plat for Warsaw Technology Park, Phase 1, Item 2014-04-01, with the change in the road cross section to collector street width standards. Gast seconded the motion. The motion passed unanimously.

Keeven made a motion to adjourn the meeting; Baumgartner seconded the motion. The motion passed unanimously.

#### **OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

- The next regularly scheduled meeting will be Monday, May 12, 2014 @ 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary