

WARSAW PLAN COMMISSION

May 11, 2015

Present: Rick Keeven, Michael Klondaris, Jeff Grose, Jim Gast, David Baumgartner, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Absent: Tom Allen, Mike Valentine (City Attorney), Jeff Beeler (Public Works)

Call to Order

Keeven called the meeting to order.

The April 13, 2015 meeting minutes were reviewed and presented for approval. Grose made a motion to approve the April 13, 2015 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2015-05-01-Preliminary and Final Plat-Country Club Corners-Hart- City Planner Skinner gave a brief summary of the request. The Preliminary and Final plat for Country Club Corners (Lots 1&2) has been submitted and reviewed for its conformity to the subdivision code. The preliminary and final plat meets the requirements of the subdivision ordinance. The lots are of adequate size for residential development, with the average size being roughly 21,000 square feet. This plat will not result in any public infrastructure or utility reconstruction, as all of those currently exist within the existing development.

The petitioner is requesting both preliminary and final plat approval for the proposed plat of the existing metes and bounds lot into two platted lots. City Planner Skinner recommended granting both Preliminary and Final plat approval.

Keeven opened the meeting to the public to any person to speak in favor or against the petition. No person spoke in favor or against the petition. The meeting was closed to the public. Discussion followed.

Motion was made by Grose to approve 2015-05-01 Preliminary Plat for Country Club Corners. Baumgartner seconded the motion. The motion carried unanimously. Grose made a motion to

approve 2015-05-01 final plat for Country Club Corners. Gast seconded the motion. The motion carried unanimously.

2015-05-02-Re-plat Petro Family Northern Subdivision-Greenberg Farrow- City Planner Skinner gave a brief summary of the request. The Preliminary and Final Replat of Petro Family Northern Subdivision (1 Lot) has been submitted and reviewed for its conformity to the subdivision code. The Preliminary and Final plat meets the requirements of the Subdivision Ordinance. This single lot development will accommodate any future commercial use of the proposed lot, and provides for additional right-of-way needed to connect to the residential development to the west (future Petro Drive Extension). The proposed development will consume most of the 9 acre site, however, a sanitary easement is provided on the plat for any potential development that may occur on the southern portion of the lot.

The petitioner is requesting both preliminary and final plat approval for the proposed re-plat of the existing lot for a new commercial development. City Planner Skinner recommended granting both preliminary and final plat approval.

Keeven opened the meeting to any person wishing to speak in favor or against the petition. David Behrens, of Greenberg Farrow/Mainstreet, the Petitioner, was present to answer any questions. No other person was present to speak in favor or against the petition. Keeven closed the meeting to the public. Discussion followed among Commission members.

Klondaris made a motion to approve the 2015-05-02, Preliminary Re-plat of Petro Family Northern Subdivision. Baumgartner seconded the motion. The motion carried unanimously.

Grose made a motion to approve 2015-05-02-Final Re-plat of Petro Family Northern Subdivision. Gast seconded the motion. The motion carried unanimously.

Approval of Proposed Changes to Zoning Ordinance- City Planner Skinner presented a completed draft of ordinance amendments concerning easements and accessory structures to Commission members. Approval is needed from the Commission members to move it to the Common Council for approval. This meeting is considered the public hearing for the amendments.

Keeven opened the meeting to the public. Craig Nayrocker spoke in favor of the changes; he feels it gives citizens more leeway. Kim Hart asked about the current setbacks, which City Planner Skinner explained.

Keeven closed the meeting to the public.

A motion to recommend the draft is needed for it to be sent to the Common Council for adoption. Klondaris made a motion to send the draft to Common Council. Baumgartner seconded the motion. The motion passed unanimously to send the draft to Common Council for approval and adoption.

Revision of Flood Hazard Area - City Planner Skinner reminded Members of the blank ordinance packet they were provided, having to do with revised Flood Hazard Areas sent to the City by the Federal Government. He asked Commission members to continue to review the packet. He will be creating an ordinance customized for the City of Warsaw from the provided document for review by the Plan Commission. The Federal Government will also be providing new maps identifying flood hazard areas. The new ordinance has to be created and adopted by September, of this year, per the Federal Government. Discussion followed. No action is required.

Adjourn-

With no further business to come before the Commission, Keeven adjourned the meeting.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, June 08, 2015 at 7:00 p.m.

Rick Keeven, Vice President

Kim Arnold, Recording Secretary