

WARSAW PLAN COMMISSION

December 14, 2015

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

Absent: None

Call to Order

Allen called the meeting to order.

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

Oral and Written Reports

None

Unfinished Business

None

New Business

DP2015-12-01- Lincoln Elementary School – City Planner Skinner gave a brief overview of the request. The petitioner is looking to build a new Lincoln Elementary School on 8 Acres directly west of the existing school. The new facility will consist of around an 84,800 sq.ft. building, 78 space parking lot/9 bus space parking lot, various playground areas, and bio-detention areas.

- Maximum lot coverage for R-1 zoning district equals 45% - proposed development is roughly 40%
- The storm water facilities are provided along the East and West sides of the proposed development, basically splitting the storm water runoff on the site. All of the developments storm water will be conveyed via storm infrastructure and or swales into bio swales or retention areas. The storm water calculations have been reviewed and approved by the City Engineer.
- Dumpsters are adequately screened, and placed on south side of the development away from residential areas.
- Adequate parking has been provided (78 new spaces) including handicap spaces, as well as landscaping requirement of 1 tree per 10 spaces. Approximately 50 plus trees will be

- planted within the parking lot area, with an additional 50 plus trees and shrubs.
- The developer has provided proposed lighting plan along with photometric analysis, which shows all of the light being contained on the property per the lighting plan.
- The building meets the setbacks for a R-1 zoning district: Front setback is 25-feet, proposed building is more than 25 feet on all four sides
- All of the utilities are existing on site, and will not require any public utility improvements. However, there is an existing sanitary sewer main running from east to west through the site that will have to be relocated. The City and WCS are working together to address the best long term plan for that existing sewer main.
- The plan provides for the continued use of Lincoln Street as the main point of ingress and egress for the school's facilities, with bus parking along Main Street facing the commercial zoning district.
- The Building design will also comply with the City's façade design requirements. The design encompasses 4 of the required 3 design elements. Those elements include varying material and color used for the façade and offsetting façade and roof line.

In reviewing this development, City Planner Skinner saw no reason why the development plan should not be approved and recommended the Plan Commission approve the development plan for the new Lincoln Elementary School, with the following conditions:

1. This approval is for the development plan, and does not include the building permit which is subject to State Release and review by myself, Josh Salsgiver (Building Commissioner), and Joe Fretz (City Fire Inspector).
2. The development must comply with the City's erosion control ordinance.
3. The City and WCS work together to address the long term plans for the sanitary sewer main located on the property.

DP2015-12-02 – Addition to Existing Edgewood Middle School - The petitioner is looking to build a small addition to Edgewood Middle School on the main WCS campus between Logan Street and State Road 15. The new addition and site improvements will consist of around a 4,800 sq.ft. relocation of 14 bus parking spaces, and various interior remodeling improvements to the overall facility.

- Maximum lot coverage for R-1 zoning district equals 45% - proposed addition and new bus parking does not exceed the 45% requirement
- There are no significant changes to the storm water infrastructure on the site, as an overall part of the WCS campus.
- The existing parking areas are not being disturbed other than an additional bus parking lot being added to the west side of the building.
- The building meets the setbacks for an R-1 zoning district: Front setback is 25-feet, proposed building is more than 25 feet on all four sides.
- All of the utilities are existing on site, and will not require any public utility improvements.
- Other than moving the bus parking and entrance to the west side of the facility, the existing traffic circulation will not change.
- The Building design will also comply with the City's façade design requirements. The

design encompasses 4 of the required 3 design elements. Those elements include varying material and color used for the façade and offsetting façade and roof line.

In reviewing this development, City Planner Skinner sees no reason why the development plan should not be approved and recommended the Plan Commission approve the development plan for the new addition to Edgewood Middle School, with the following conditions:

1. This approval is for the development plan, and does not include the building permit which is subject to State Release and review by myself, Josh (building commissioner), and Joe Fretz, City Fire Department.
2. The development must comply with the City's erosion control ordinance.

DP2015-12-03 – Addition to existing Washington Elementary School - The petitioner is looking to build a small addition to Washington Elementary School on the main WCS campus between Logan Street and State Road 15. The new addition and site improvements will consist of around a 14,600 sq. ft., new parking/bus parking areas, and various interior remodeling improvements to the overall facility.

- Maximum lot coverage for R-1 zoning district equals 45% - proposed addition and new bus parking does not exceed the 45% requirement
- There are various improvements to the storm water infrastructure on the site, as an overall part of the WCS campus. The City Engineer has reviewed those improvements for compliance with the City of Warsaw's requirements.
- The existing parking areas are not being disturbed other than some minor improvements to the bus parking area, and some additional parking areas on the southern side of the facility. An additional 50 plus trees and shrubs will be planted as a part of the additional parking areas. Photometric plan meets the City's requirements.
- The building meets the setbacks for a R-1 zoning district: Front setback is 25-feet, proposed building is more than 25 feet on all four sides.
- All of the utilities are existing on site, and will not require any public utility improvements.
- Some minor alterations to the existing traffic flow will be made as part of the overall project. Those alterations include adding a new entrance off of the existing campus road, removing current Administrative Drive entrance on to SR 15, and moving parent pick up and drop off circulation on to the WCS Campus.
- The Building design will also comply with the City's façade design requirements. The design encompasses 4 of the required 3 design elements. Those elements include varying material and color used for the façade and offsetting façade and roof line.

In reviewing this development, City Planner Skinner sees no reason why the development plan should not be approved and recommended the Plan Commission approve the development plan for the new addition to Washington Elementary School, with the following conditions:

1. This approval is for the development plan, and does not include the building

permit which is subject to State Release and review by myself, Josh (building commissioner), and Joe Fretz, City Fire Department.

2. The development must comply with the City's erosion control ordinance.

Colin Finch, of the Veridus Group, gave a brief presentation of proposed work for each project.

Allen opened the meeting to any person with questions about the proposed projects. Bill Plochran, resident, asked questions about traffic flow. He has concerns about congestion and heavy traffic loads on City streets. City Planner Skinner explained the School Corporation has taken traffic into consideration for each school and some of the traffic will be shifting to streets and roads made to handle the traffic load. There were more traffic questions from various individuals on the Commission and from the audience. Commission member Klondaris asked about an area that used to retain water near Edgewood Middle School and why it is not visible anymore. The retention he referenced is still there and Edgewood Middle School storm-water requirements have been approved by the City Engineer, James Emans. Various other questions were asked from members of the audience and answered by City Planner Skinner. With no further questions, the meeting was closed to the public.

Motion was made to approve DP 2015-12-01 Lincoln Elementary School by Baumgartner. The motion was seconded by Keeven. The motion passed unanimously.

Motion was made to approve DP2015-12-02 Addition to Edgewood Middle School by Baumgartner. The motion was seconded by Keeven. The motion passed unanimously.

Motion was made to approve DP2015-12-03 Addition to Washington Elementary by Baumgartner. The motion was seconded by Keeven. The motion passed unanimously.

Recovery Home Definition – City Planner Skinner explained the need for a better way to define the use. There will be no action needed at this meeting. He is asking the members of the Commission to review and be prepared in January to make necessary changes. Assistant City Planner Dombrosky explained the need for a better definition for requests for Recovery Home, Group Home, Bed and Breakfast, for pay, short term stay, etc.

Announcement- Mike Klondaris announced he will be moving to a position on the Redevelopment Commission and Diane Quance will be joining the Plan Commission effective January, 2016.

Adjourn-

With no further business to come before the Commission, motion was made by Keeven to adjourn the meeting. Grose seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, January 11, 2016 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary