

WARSAW PLAN COMMISSION

January 11, 2016

Present: Tom Allen, Rick Keeven, Jeff Grose, James Emans (City Engineer), Dan Stevens, Rick Paczkowski, Diane Quance, Mike Valentine (City Attorney), Jeremy Skinner (City Planner), Tim Dombrosky (Assistant City Planner), Kim Arnold (Recording Secretary)

Absent: Jim Gast, David Baumgartner

Call to Order

Allen called the meeting to order.

Mayor Joe Thallemer swore in all members present.

Election of Officers and Approval of 2016 Schedule

Grose nominated Allen to retain the current position of President. Quance seconded the nomination of Allen for President and closed the meeting to nominations for President. Board members voted unanimously to retain Allen as President. Paczkowski made a nomination for Grose as Vice President. Grose nominated Keeven as Vice President and closed the meeting to nominations. Keeven was elected unanimously by Board members to retain his position as Vice President.

The December 14, 2015 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the December 14, 2015 meeting minutes with corrections to be made; Allen seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2016-01-01 – Busz Southern Subdivision – Preliminary and Final Plat- City Planner Skinner gave a brief overview of the request. The request was originally for Preliminary and Final Plat approval. City Planner Skinner cannot recommend approval of the Final Plat at this time, as a storm sewer line is present on the property. The plat received in our office does not reflect the storm line. The plat will have to indicate an easement in the location of the storm sewer in order to be considered for final approval. The Preliminary and Final plat for Busz Southern has been

submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The lots meet all of the development standards for a subdivision in a C-2/R-2 zoning district. This plat is creating 4 new lots from the original 4.94 acres. The subdivision already has adequate access to all utilities and ingress and egress from Buffalo Street and Lake Street, and proposed ingress/egress easement as shown on the plat. All of the lots meet the minimum lot requirements for a C-2 or R-2 Zoning Districts shown below, and are of adequate size for either commercial or residential development.

The following are the requirements for a C-2 District:

- No Minimum Lot Size
- Minimum setbacks of 15' front, 10' rear, 0' side yard,(10' when adjoining residential)
- 75% Maximum lot coverage
- 36' building height restriction

The following are the requirements for an R-2 District:

- 7,200 sq.ft. Minimum Lot Size
- Minimum setbacks of 25' front, 20' rear, 6' side yard
- 50% Maximum lot coverage
- 35' building height restriction

The proposed plat meets all of the subdivision requirements. Lot 3 currently houses an existing retail facility, and the remaining lots are of adequate size for future development.

City records show a storm line running south from Lake Street to Eagle Creek. However, the easement for that storm line is not shown on the plat. It is the recommendation of City Planner Skinner that prior to final plat approval the easement be shown and located on the plat. This can be done by referencing the original document, or by describing and dedicating a new utility easement on the plat. In addition to the easement, the current property owner would have to sign that portion of the plat in order to dedicate the easement. The final plat should have the property owner as the petitioner for the plat.

Although the Plan Commission could grant both preliminary and final plat approval, City Planner Skinner only recommended granting preliminary plat approval with the conditions stated below.

Allen opened the meeting to any person wishing to speak in favor of the petition. DeWayne Busz, the petitioner, was present to explain the request and answer any questions. He has lived at his present location for forty years and would like to bring back a wooded habitat to a portion of the property. He explained a portion of it is wetlands. He has no plans to build on the lots.

Allen closed the meeting to any person wishing to speak in favor of the petition and opened the meeting to any person wishing to speak against the petition. No person was present to speak against the petition.

Allen closed the meeting to the public.

Discussion followed. City Engineer Emans suggested looking at the possibility of adding an easement for snow at the end of the dead- end street. City Planner Skinner reminded the members of the Commission of the City's responsibility for any property it takes over, such as a snow easement. Motion was made to accept 2016-01-01- Busz Southern Subdivision – Preliminary Plat, with the addition of two easements to be added to the Final Plat, by Grose. Emans seconded the motion. The motion passed unanimously.

2016-01-01- Busz Southern Subdivision – Final- Motion to table the Final Plat until easements have been added was made by Keeven. Grose seconded the motion to table 2016-01-01 Busz Southern – Final Plat. The motion passed unanimously.

Ordinance Changes to Definitions - City Planner Skinner turned the meeting over to Assistant Planner Dombrosky. He asked members to consider and discuss the current definitions for residential uses in our current Municipal Code. He asked for the Commission to consider the limits of the definitions and to consider a direction they would like to go in, with revisions and creation of new definitions for residential uses. Our current definitions do not allow for regulating. Discussion followed. Allen opened the meeting to any public comment. No input from the audience was received. Assistant Planner Dombrosky asked the Commission members to be ready to address the issue by the next meeting. He will bring draft definitions to the meeting. He will also be presenting changes to the set back height restrictions in ordinance format at the next meeting. Changes to the maximum height restrictions are necessary. The current Industrial size limits are very restrictive. Assistant Planner Dombrosky proposed they possibly be calculated on a scale, based on the set back. He would like questions and comments directed to himself or City Planner Skinner before the next meeting, where he will have the changes prepared in ordinance form.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, February 08, 2016 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary