

# WARSAW PLAN COMMISSION

August 08, 2016

**Present:** Tom Allen, Rick Keeven, Jim Gast, Jeff Grose, Dave Baumgartner, James Emans (City Engineer), Dan Stevens, Rick Paczkowski, Diane Quance, Mike Valentine (City Attorney), Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

**Absent:** none

## Call to Order

Allen called the meeting to order.

**Approval of Minutes-** The May 09, 2016 meeting minutes were reviewed and presented for approval. Gast made a motion to approve the May 09, 2016 meeting minutes as presented. Keeven seconded the motion. The motion carried unanimously.

## Oral and Written Reports

None

## Unfinished Business

None

## New Business

***Preliminary and Final Plat – Cook Subdivision-Godman & Columbia Streets-Habitat for Humanity-*** Allen turned the meeting over to City Planner Skinner who gave an explanation of the request. The preliminary and final plat for Cook Subdivision 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 an R-2 zoning district. This plat is creating 3 new lots from the original 1.145 acres. The subdivision has the ability to obtain access from the described easements, as well as obtain utilities from additional described easements.

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 concerning lot sizes. There are currently two tracts of land that Habitat is requesting to plat into 3 buildable lots.

After discussing the various components with the City Engineer, Street Superintendant, and Waste Water Superintendant the City has the following recommendations.

1. The lots ingress and egress access remain through the existing and described easements including the proposed 10-foot Columbia Street Extension being described as an ingress/egress and utility easement. This would remove the request to describe that 10-foot section as City right-of-way.
2. The previously discussed 10-foot section described as Columbia Street Extended and the 15-foot utility easement be combined to create a 25-foot utility easement in order to provide public utility infrastructure.
3. The proposed utility easement would then provide the space to place a new minimum 8-inch sanitary sewer main to serve both lots 2 and 3 as shown on the proposed plat. This sewer main would run approximately 165-feet south of Godman Street, and be built and inspected for compliance with the City of Warsaw's construction standards.

City Planner Skinner recommended against granting final plat approval until we work out a few minor plat description details with Habitat. City Planner Skinner recommended granting preliminary plat approval for the Cook Subdivision with the previously discussed conditions (See 1-3).

Allen opened the meeting to any person wishing to speak in favor or against the petition.

Diane Warren, adjoining lot owner, expressed concerns of water run-off from the developed lot onto her property. She has lived there for many years and has made improvements on her own property for water run-off and doesn't want new problems created. City Planner Skinner addressed the issue and turned the meeting over to Tom Hardy, of Kimpel & Associates. He explained the plan for a swale was already in place on the preliminary plans. Brian Bibler of 705 S. Union St. spoke of existing water problems as well. Allen explained this portion of the meeting was for any person to speak in favor or against the petition. The concerns about water could be addressed by employees of the City, specifically James Emans, City Engineer and Jeremy Skinner, City Planner. Concerns pointed out by City Planner Skinner, referenced in the Directors Comments, will be addressed by Kimpel and Associates on the Final Plat after a mutual resolution is decided upon.

Allen closed the meeting to the public as no person was present to speak in favor or against the petition.

Motion was made by Grose to approve the Preliminary Plat-Cook Subdivision-Godman & Columbia Streets-Habitat for Humanity. Baumgartner seconded the motion. The motion carried unanimously.

## **Adjourn**

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

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

- The next regularly scheduled meeting will be Monday, September 12, 2016 at 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary