

WARSAW PLAN COMMISSION

November 14, 2016

Present: Tom Allen, Rick Keeven, Jim Gast, 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: Jeff Grose

Call to Order - Allen called the meeting to order.

Approval of Minutes - The August 08, 2016 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the August 08, 2016 meeting minutes as presented. Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

Preliminary and Final Plat – Country Club Hills-South of Country Club Drive South-Scott Silveus - Allen turned the meeting over to City Planner Skinner who gave an explanation of the request. The preliminary and final plat for Country Club Hills 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-1 zoning district. This plat is creating 2 new lots from the original 41.42 acres. The subdivision has the ability to obtain access from Country Club Drive South, as well as obtain utilities present along Country Club Drive South.

The following are the requirements for an R-1 District:

- 8,750 sq. ft. Minimum Lot Size (Achieved)
- 70 ft. Minimum Lot Width (Achieved)
- Minimum setbacks of 25' front, 25' rear, 7' side

- 45% Maximum lot coverage

The proposed plat meets all of the subdivision requirements concerning lot sizes. As part of the plat the owner is platting an additional five feet along the south side of Country Club Drive South, which will provide a total of twenty five feet of right-of-way south of the road centerline. The plat also includes a twenty foot sewer easement along the east property line and a ten foot storm water drainage easement on the north property line. Since this plat doesn't include any public infrastructure, City Planner Skinner did not have an issue with allowing both preliminary and final plat approval for Country Club Hills. City Planner Skinner recommended the Commission grant preliminary and final plat approval for Country Club Hills.

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

Tom Hardy III, of Kimpel & Associates was present to answer questions and explain the request. Heather McGuire, a neighbor, asked if they would be tapping into the sewer. Allen explained the opportunity to ask questions would be given at a later time. This portion of the meeting was for any person wishing to speak in favor of the petition.

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

Allen opened the meeting to any person wishing to speak in opposition of the petition. No person was present to speak in opposition of the petition. Allen closed the meeting to the public.

Allen opened the meeting to questions. Heather McGuire, neighbor, asked if they would be tapping into the sewer and will there be a construction entrance? Mr. Hardy explained they would be using an existing drive. Both lots have existing driveways. They will hook to the sewer and could possibly have to put in a tap. City Planner Skinner explained this plat is not referencing the construction of a house. Several neighbors expressed concern about construction traffic and damage to the road. Tom Allen explained the concerns of residents could not be addressed at this meeting, as the Subdivision Plat was the only thing being considered. City Planner Skinner explained the process for building a house would follow the rules and guidelines of any house being built within the City. If she had any questions she could call or come to the Building and Planning Department. Mary Stage, a neighbor, asked where the house will be. City Planner Skinner explained the meeting was only for the subdivision of the land. Chris Rankin, a neighbor, asked if there would be roads. City Planner Skinner explained the meeting was for the subdivision of the land into two lots as the plat showed. If the petitioner would want to do something at a later time they would have to go through the plat process for that request. City Planner Skinner explained the purpose of the meeting. Mike Valentine (City Attorney) explained the process of bringing a request before the Plan Commission and when it would be necessary. Dan Zachary, a neighbor, asked about collecting taxes for boat ramp access. No person had an answer for Mr. Zachary. With no other person to come before the board, the meeting was closed to the public.

Motion was made by Gast to approve the Preliminary Plat for Country Club Hills. Baumgartner seconded the motion. The motion carried unanimously. Keeven made a motion to suspend the rules in order to approve the preliminary and final plat at this meeting. Baumgartner seconded the motion. Motion was made by Quance to approve the final plat for Country Club Hills. Paczkowski seconded the motion. The motion passed unanimously.

Sign Ordinance Discussion- City Planner Skinner explained the request to take the discussion of temporary sign, banner material, to the Plan Commission from the last BZA meeting. The request to utilize temporary sign material in a permanent frame, as a permanent sign was requested. City Planner Skinner asked the members to consider and decide if the ordinance should be changed and vinyl be considered as permanent sign material. Discussion followed. It was agreed upon by all in attendance that the ordinance should remain as it is written. Motion was made by Keeven to keep the ordinance the same. Gast 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; Baumgartner seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

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

Tom Allen, President

Kim Arnold, Recording Secretary