

WARSAW PLAN COMMISSION

June 12, 2017

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

Absent: Dave Baumgartner, Mike Valentine (City Attorney)

Call to Order

Allen called the meeting to order.

The May 08, 2017 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the May 08, 2017 meeting minutes. Emans seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2017-06-01 – Warsaw Technology Park Phase II Preliminary Plat-Westhill LLC- City Planner Skinner gave a brief explanation of the request. The preliminary plat for Warsaw Technology Park Phase 2 has been submitted and reviewed for its conformity to the City's subdivision ordinance. This is the second step in completing the new Technology Park the City and West Hill Development have been working on over the last two years. The subdivision consists of 7 new lots with an average size of 9 acres, and will include the extension of Polk Drive to 200 W. This project will include the extension of sewer, water, and storm infrastructure as well. The proposed road improvements will be designed to a collector street standards of 38-foot back to back curb, but consist of an asphalt cross section of a minor arterial (minimum of 7" of asphalt). All of the lots will be serviced by an extension of the existing sanitary sewer and water infrastructure located along Silveus Crossing. The Plans have been reviewed by the Planning Department and the City Engineer for conformance to the Subdivision Ordinance, Storm Water Control Ordinance, and Erosion Control Ordinance.

The lots meet all of the zoning requirements outlined below:

Zoning district:

I-2 Industrial Lot Requirements:

- Minimum Lot Size 5,000 Sq. Ft. – Proposed Lot Sizes Average 9 Acres

- Minimum Front Setback 15, Side Setback 10, Rear Setback 25 – Proposed Lots have adequate Lot Size to meet those requirements
- Maximum Lot Coverage 75% -- Proposed Lots should be adequate to meet lot coverage requirements

City Planner Skinner recommended approval of the preliminary plat as presented.

Allen opened the meeting to the public for questions or comments. Margie Hendrixson was present to ask where the future Greenway path is going to be in the Tech Park. City Planner Skinner explained it is going to be on the North side of Polk Drive, near the wetlands. The path will tie into Shelden. No plans for crossing US 30 have been made at this time. No other person was present to ask any questions or comment. Allen closed the meeting to the public. Discussion followed. Motion was made by Quance to approve ***2017-06-01-Warsaw Technology Park Phase 2***. Gast seconded the motion. The motion passed unanimously.

Summer Interns- City Planner Skinner informed the members of the Plan Commission of two college interns working in our office this summer. He has given them projects to complete and will have them give presentations to the Plan Commission at some point before the summer is over.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, July 10, 2017 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary