

WARSAW PLAN COMMISSION

December 11, 2017

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

Absent: Jeff Grose, Dave Baumgartner, Mike Valentine (City Attorney),

Call to Order

Allen called the meeting to order.

Approval of Minutes

The September 11, 2017 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the September 11, 2017 meeting minutes. Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2018 Meeting Schedule- The members unanimously approved the calendar presented for 2018.

2017-12-01- Belle Augusta-79 Lots – Final Plat Section 2- City Planner Skinner gave a brief explanation of the request. The preliminary plat for Mitchell Reserve, now Belle Augusta, was originally submitted in October of 2014. The preliminary plat was approved, with some additional right-of-way requests that have been included in Section 1 of Belle Augusta. Those requests were for an additional 15-foot along County Road 225 East, and a right turn lane entering the subdivision. The final plat has been reviewed for its conformity with the City's subdivision ordinance, and the requirements for an R-1 Zoning District.

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 development plan was reviewed and approved by the various City Departments and the storm and sanitary infrastructure has been constructed and inspected as well. The roadway for phase 2 has been installed and inspected by the City of Warsaw Street Department. The top coat has not been applied to the roadway. City Planner Skinner recommended final approval for Section 2 of Belle Augusta subject to the submission of an updated letter of credit to cover the cost of top coat.

Allen opened the meeting to any person wishing to speak in favor of the petition. Kevin McDermit, of Loughheed & Associates, was present to answer any questions and explain the request. No other person was present to speak in favor of the petition. Allen closed the meeting to any person wishing to speak in favor 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.

Motion was made by Emans to approve *2017-12-01- Belle Augusta -79 Lots- Final Plat Section 2*. Baldwin seconded the motion. The motion passed unanimously.

Adjourn-

With no further business to come before the Commission, Keeven made a motion for the adjournment of the meeting. Gast seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, January 08, 2018 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary