

## WARSAW PLAN COMMISSION

March 12, 2018

**Present:** Tom Allen, Rick Keeven, Jim Gast, Dave Baumgartner, Dan Stevens, Bill Baldwin, Diane Quance, James Emans (City Engineer), Joe Thallemer (Mayor), 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 January 08, 2018 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the January 08, 2018 meeting minutes. Baumgartner seconded the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

*2018-03-01- 2250 North Pointe Dr. – Peak Performance Orthopedic (Dr. Sean White) – Preliminary and Final Re-Plat -* City Planner Skinner gave a brief explanation of the request. The preliminary and final re-plat for Lot 1 Keystone Professional Center 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-3 zoning district, and per approved PUD plan. This plat is creating 2 new commercial lots from the original 1.38 acres. The subdivision already has adequate access to all utilities and ingress and egress from North Pointe Drive, and proposed ingress/egress easement as shown on the plat. Both lots meet the minimum lot requirements for a C-3 Zoning District shown below and are of adequate size for commercial developments.

The following are the requirements for a C-3 District:

- NONE
- Minimum setbacks of 25' front, 20' rear, 0' side yard, (20' when adjoining residential)
- No maximum lot coverage, per PUD plan

- 60' building height restriction

The proposed plat meets all of the subdivision requirements. Lot 1 currently houses an existing office building, with a proposed office building to be built on Lot 2. The proposed commercial office development located on Lot 2 would still require development plan review and approval prior to starting construction.

Because both lots already have access to utilities and North Pointe Drive, the Plan Commission can approve the preliminary and final plat for Re-plat of Keystone Professional Center Lot 1 per Warsaw's Subdivision guidelines. City Planner Skinner recommended the approval of the preliminary and final plat approval for the Re-plat of Keystone Professional Center Lot 1.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Dr. Sean White was present to explain the request or answer questions if needed. No other person was present to speak for or against the petition. Allen closed the meeting to the public.

Quance made a motion to approve the Preliminary Re-plat of *2018-03-01- 2250 North Pointe Dr.* Gast seconded the motion. The motion passed unanimously. Baldwin made a motion to suspend the rules and vote for the Final Re-plat. Stevens seconded the motion. The motion passed unanimously. Baumgartner made a motion to approve the Final Re-plat of *2018-03-01- 2250 North Pointe Dr.* Baldwin seconded the motion. The motion passed unanimously.

#### **Adjourn-**

With no further business to come before the Commission, Baldwin made a motion for the adjournment of 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, April 09, 2018 at 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary