

## WARSAW PLAN COMMISSION

June 11, 2018

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

**Absent:** Bill Baldwin

### Call to Order

Allen called the meeting to order.

### Approval of Minutes

The April 09, 2018 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the April 09, 2018 meeting minutes. Gast seconded the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

***2018-06-01- 200 Prosperity Dr. –Tru Hotel by Hilton – Preliminary and Final Re-Plat -*** City Planner Skinner gave a brief explanation of the request. The preliminary and final re-plat for Lot 13 Center Crest has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The lot meets all of the development standards for a subdivision in a C-3 zoning district. This plat is combining lot 13 with an existing un-platted half acre of property south of lot 13. The primary purpose for this re-plat is to remove a platted drainage and utility easement located between lot 13 and the un-platted lot to the south. The subdivision already has adequate access to all utilities and ingress and egress from Prosperity Drive. The proposed lot meets the requirements for a C-3 Zoning District shown below and is of adequate size for commercial development.

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

- No Minimum lot size requirements
- Minimum setbacks of 15' front, 10' rear, 0' side yard, (10' when adjoining residential)
- 75% maximum lot coverage

- 36' building height restriction

Since the plat already has access to utilities and Prosperity Drive, the Plan Commission can approve the preliminary and final plat for Re-plat of Center Crest Lot 13 per Warsaw's Subdivision guidelines. Skinner recommended approval subject to the effective date of the annexation involving the additional .5 acres south of Lot 13. Skinner recommended approval of the preliminary and final plat for the Re-plat of Center Crest Lot 13, subject to the effective date for the annexation.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Debra Hughes, of Marbach, Brady and Weaver, representing the petitioner was present to explain the request or answer questions if needed. Sam Patel and Anup Jairam, the property owners were also present. No other person was present to speak for or against the petition. Allen closed the meeting to the public. Discussion followed among Commission members.

Grose made a motion to approve the Preliminary Re-plat of *2018-06-01- 200 Prosperity Dr. –Tru Hotel by Hilton-* Baumgartner seconded the motion. Quance made a motion to suspend the rules and vote on the Final Re-Plat. Emans seconded the motion. Stevens made a motion to approve the Final Re-Plat of *2018-06-01- 200 Prosperity Dr. –Tru Hotel by Hilton-* Gast seconded the motion. The motion passed unanimously.

***2018-06-02- Prosperity Dr. – Redwood Acquisitions - Preliminary and Final Re-plat-*** City Planner Skinner gave a brief explanation of the request. The preliminary and final re-plat for Lots 1-12 & 17-22 of Center Crest 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. This plat is combining lots 1-12 and 17-22 into two lots 1A and 2A. The primary purpose for this re-plat is to remove platted drainage and utility easements located between the various lots to accommodate the future residential development. The re-plat will accommodate the proposed 99 unit residential development along Prosperity Drive by relocating drainage, utility, and ingress and egress easements where needed for the residential development. The subdivision already has adequate access to all utilities and ingress and egress from Prosperity Drive. The proposed lot meets the requirements for a C-3 Zoning District shown below and is of adequate size to contain the proposed residential development.

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

- No Minimum lot size requirements
- Minimum setbacks of 15' front, 10' rear, 0' side yard, (10' when adjoining residential)
- 75% maximum lot coverage
- 36' building height restriction

Since the plat already has access to utilities and Prosperity Drive, the Plan Commission can approve the preliminary and final plat for Re-plat of Center Crest Lots 1-12 & 17-22 per Warsaw's Subdivision guidelines.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Emily Lommerin, of American Structurepoint, representing the petitioner was present to explain the request and answer any questions. No other person was present to speak in favor or against the petition. Allen closed the meeting to the public. Discussion followed among Commission members.

Keeven made a motion to approve the Preliminary Re-plat for *2018-06-02- Prosperity Dr. – Redwood Acquisitions*. Grose seconded the motion. Quance made a motion to suspend the rules and vote on the final re-plat. Grose seconded the motion. Grose made a motion to approve the Final Re-plat of *2018-06-01- 200 Prosperity Dr. –Tru Hotel by Hilton*. Gast 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. Baumgartner seconded the motion. The motion passed unanimously.

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

- The next regularly scheduled meeting will be Monday, July 09, 2018 at 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary