

WARSAW PLAN COMMISSION

February 11, 2019

Present: Tom Allen, Rick Keeven, Dave Baumgartner, Jeff Grose, Diane Quance, James Emans (City Engineer), Jeremy Skinner (City Planner), Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: Jim Gast, Dan Stevens, Bill Baldwin, Scott Reust (City Attorney)

Call to Order

Allen called the meeting to order.

Election of Officers- Baumgartner made a motion to retain the same officers as 2018. Quance seconded the motion. Quance mentioned Kim Arnold should be appointed as Recording Secretary. Baumgartner made a motion to amend the first motion and add the Recording Secretary position. Grose seconded the amendment of the first motion. Quance made a final motion approving to retain the same three positions as 2018. Keeven seconded the final motion. The motion passed unanimously.

Approval of the 2019 Meeting Schedule- Keeven made a motion to approve the 2019 Meeting Schedule. Baumgartner seconded the motion. The motion passed unanimously.

Approval of Minutes

The November 13, 2018 meeting minutes were reviewed and presented for approval. Quance made a motion to approve the November 13, 2018 meeting minutes. Emans seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2019-02-01- 2020 Polk Dr. - TLCo, Inc. (Greenmark) – Preliminary Plat - Allen turned the meeting to City Senior Planner Taylor for a brief summary of the request. The preliminary plat for the Greenmark Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. All proposed lots meet the development standards for a subdivision in an I-2 zoning district. This plat creates 4 new lots from the

original 21.25 acre lot. The subdivision will create access to 200 West via an extension of Polk Dr. The extension of this roadway will accommodate new utility lines.

The following are the requirements for an I-2 District:

- 5,000 Minimum Lot Size
- Minimum setbacks of 15' front, 25' rear, 10' side
- 75 Maximum lot coverage

The proposed plat meets all of the subdivision requirements concerning lot sizes. The plat includes sewer easement and water easements along the south property line. Taylor recommended that the Plan Commission grant preliminary approval for the Greenmark Subdivision as defined by the plat but stipulate that the street name be changed to Polk Dr. to maintain consistency through the Tech Park.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Attorney Steve Snyder, representing the petitioner, was present to answer any questions and explain the request. Discussion followed. Greenmark wishes to name the road John Deere Way. City Planner Skinner explained the road will be a continuation of Polk Dr. and for emergency services and continuity the recommendation of the Planning Department was to call it Polk Dr. No other person spoke for or against the petition. Allen closed the meeting to the public.

Motion was made by Emans to approve *2019-02-01-2020 Polk Dr. - TLCo Inc. (Greenmark) - Preliminary Plat* as amended to be named Polk Dr. Grose seconded the motion. The motion passed unanimously.

2019-02-02-Mariners Drive-Craig Snow/Silveus LLC.-Preliminary and Final Plat- Allen turned the meeting to Senior Planner Justin Taylor who gave a brief explanation of the request. The preliminary and final replat for the Silveus Park Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lot meets all of the development standards for a subdivision in an R-3 zoning district. This plat combines 3 lots to create a single 2.33 acre lot. The subdivision will maintain access to Mariners Dr. and will maintain existing utility easements. The proposed plat meets all of the subdivision requirements for an R-3 zoning district. (see below)

The following are the requirements for an R-3 District:

- 6,000 sq. ft. minimum lot size
- Minimum lot width 50'
- Minimum setbacks of 20' front, 15' rear, 5' side
- 65% Maximum lot coverage

Access to utilities will remain along the west property line. Since this subdivision does not include any additional public infrastructure, Taylor recommended approval be granted for the preliminary and final replat approval for the Silveus Park Subdivision.

Allen opened the meeting to any person wishing to speak for or against the petition. No person was present to speak for or against the petition. Allen closed the meeting to the public.

Keeven made a motion to approve Preliminary Re-plat *2019-02-02-Mariners Drive-Craig Snow/Silveus LLC*. Baumgartner seconded the motion. The motion passed unanimously.

Keeven made a motion to suspend the rules and vote on the final re-plat. Quance seconded the motion. The motion passed unanimously.

Keeven made a motion to approve the Final Re-plat *2019-02-02-Mariners Drive-Craig Snow/Silveus LLC*. Quance seconded the motion. The motion passed unanimously.

2019-02-03- 715 Orthopedic Dr.-Bill Cupp/ Lake City Properties, LLC - Preliminary and Final Plat- Allen turned the meeting to Senior Planner Justin Taylor. The preliminary and final plat for the Lake City Complex Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lots meet all of the development standards for a subdivision in an I-2 zoning district. This plat creates 2 lots from the original 12.33 acre lot. The subdivision will maintain access to Orthopedic Dr. and will maintain existing utility easements.

The following are the requirements for an I-2 District:

- 5,000 sq. ft. Minimum Lot Size
- Minimum setbacks of 15' front, 25' rear, 10' side
- 75% Maximum lot coverage

The proposed plat meets all of the subdivision requirements concerning lot sizes. The plat includes sewer and water easements along the east property line. Since this plat does not include the addition of new public infrastructure, Taylor recommended that the Plan Commission grant preliminary and final plat approval for the Lake City Complex Subdivision.

Allen opened the meeting to any person wishing to speak in favor or against the petition. No person was present to speak for or against the petition. Allen closed the meeting to the public.

Keeven made a motion to approve the preliminary plat. Baumgartner seconded the motion. The motion passed unanimously.

Grose made a motion to suspend the rules and vote on the final plat. Keeven seconded the motion. The motion passed unanimously.

Grose made a motion to approve the final plat. Quance seconded the motion. The motion passed unanimously.

2019-02-04-300 N. Escalade Way-Petro Family, LLC. - Preliminary Re-Plat- Allen turned the meeting to Senior Planner Justin Taylor. The preliminary re-plat for the Escalade Park Subdivision been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lots meet all of the development standards for a subdivision in a C-3 zoning district. This plat creates 3 new lots from the original 9.46 acre lot. The subdivision will maintain access to 300 North, and will maintain existing utility easements from the south side of the property.

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

- NA Minimum Lot Size
- Minimum setbacks of 25' front, 20' rear, 0' side
- NA Maximum lot coverage

The proposed plat meets all of the subdivision requirements concerning lot sizes. Taylor recommended granting preliminary approval for the Escalade Park Subdivision.

Allen opened the meeting to any person wishing to speak in favor or against the petition. No person was present to speak in favor or against the petition. Allen closed the meeting to the public.

Baumgartner made a motion to approve the preliminary re-plat. Grose 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. Grose seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, March 11, 2019 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary