

WARSAW PLAN COMMISSION

August 12, 2019

Present: Tom Allen, Rick Keeven, Jim Gast, James Emans, (City Engineer), Dan Stevens, Diane Quance, Jack Brunetto, Scott Reust (City Attorney), Jeremy Skinner (City Director), Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: Bill Baldwin, Jeff Grose

Call to Order

Allen called the meeting to order.

Approval of Minutes - The June 10, 2019 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the June 10, 2019 meeting minutes. Emans seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2019-08-01 - SW Corner of Winona Avenue and Union Street - Hoyt Subdivision - Preliminary and Final Plat- Allen turned the meeting to Senior Planner Taylor for a brief summary of the request. The preliminary and final plat for the Hoyt 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 subdivisions located within R-2 zoning districts. The .64-acre subdivision is a simple reconfiguration of 3 existing lots to accommodate the needs of future development. The proposed subdivision will maintain existing ingress and egress to each parcel.

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

- 7,200 minimum lot size with sewers
- Minimum lot width 60'
- Minimum setbacks of 25' front, 20' rear, 6' side
- 50% Maximum lot coverage

The proposed plat meets all of the subdivision requirements concerning lot sizes. Taylor recommended the approval of the Preliminary and Final Re-plat.

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. Taylor addressed a letter in opposition that was dropped off before the meeting. Members received a copy of it. The members reviewed the items listed in the letter. Additional lots are not being added, thus the concerns in the letter would not be affected by the approval of the subdivision. Allen closed the meeting to the public.

Motion was made by Keeven to approve the preliminary plat *2019-08-01- SW Corner of Winona Avenue and Union Street - Hoyt Subdivision*. Emans seconded the motion. The motion passed unanimously.

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

Motion was made by Quance to approve the final plat *2019-08-01- SW Corner of Winona Avenue and Union Street - Hoyt Subdivision*. Emans seconded the motion. The motion passed unanimously.

Exterior Clad Material Discussion- Senior Planner Taylor gave a brief introduction to the discussion and opened the meeting to the individuals present to discuss a new building project for CCS Ventures. Representatives Joe and Myra Sands and Joe Collier for CCS Ventures were present. Tony Berkshire was present representing Ideal Construction, the contractor for the project. Joe Sands opened by stating he wished to follow the City of Warsaw Municipal Code and try to blend in with the neighboring metal sided buildings already in existence. He presented members with photos of various examples of buildings with metal siding as well as the proposed structure. Tony Berkshire, with Ideal, had a sample of the siding they wish to use on the building, as well as a sample of stone. Discussion followed. Planning Director Skinner spoke to the members. He explained the intent of the ordinance. The Commission members were asked to interpret if the sample is or is not architectural. Skinner stated the sample is borderline acceptable in his opinion and the board needed to make the decision. Emans asked Skinner the definition of architectural. Skinner stated the intent of the ordinance was to eliminate barn siding. Emans stated the sample at this meeting is very different from the last meeting it was discussed at. Gast stated he feels the term architectural is referring to if it is visually appealing. He stated the seam and the finish are adequate to look at in his opinion. City Attorney Reust addressed the Commission. He stated that if the Commission was unable to recommend it, the decision could go to the BZA. Discussion followed about the thickness and longevity of the metal panel as well as other characteristics specific to the sample being presented. Motion was made to approve the use of the specific metal siding as presented by Gast. The motion was seconded by Stevens. The motion was passed with one nay by Emans.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday September 09, 2019 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary