

WARSAW PLAN COMMISSION

October 14, 2019

Present: Tom Allen, Rick Keeven, Jim Gast, Jeff Grose, Diane Quance, Jack Brunetto, Jeremy Skinner (City Director), Justin Taylor (Senior Planner),

Absent: James Emans, (City Engineer), Bill Baldwin, Dan Stevens, Scott Reust (City Attorney), Kim Arnold (Recording Secretary)

Call to Order

Allen called the meeting to order.

Approval of Minutes - The September 09, 2019 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the September 09, 2019 meeting minutes. Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2019-10-01 – Harrison Ridge Phase III Final – Husky Trail – Allen turned the meeting over to Senior Planner Taylor for a brief explanation of the request. The final plat for Section III of Harrison Ridge has been submitted and reviewed for conformance with the City's subdivision control ordinance. The subdivision meets all of the development requirements for an R-2 zoning district.

The R-2 zoning district has the following development requirements (For Single-Family Houses):

1. 7,200 sq. ft. per lot, Husky Trail average lot size is 65 x130 (8,450 sq. ft.)
2. 60' minimum lot width, Husky Trail average lot width 65'
3. Setbacks Front-25', Rear-25', Side-5'
4. Built to Local Street Standards, 28' back to back curb, 50' ROW
5. Block B proposed detention area
6. Sewer and Water connections will be provided from Section I

The developer has completed the construction of the infrastructure for the project and it has been inspected and approved by the City. The proposed plat is in conformance with the preliminary plat granted in 2006. Taylor stated he sees no reason not to grant approval of the proposed final plat. Discussion among members followed.

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. Motion was made by Grose to approve 2019-10-01-Harrison Ridge Phase III Final. Brunetto seconded the motion. The motion passed unanimously.

2019-10-02-John Deere Addition Final -2020 Polk Drive- Allen turned the meeting over to Senior Planner Taylor for a brief explanation of the request. The final 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. Discussion among members followed.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Attorney Steve Snyder was present to explain the request and answer any questions. No other person was present to speak for or against the petition. Allen closed the meeting to the public. Motion was made by Quance to approve 2019-10-02-John Deere Addition Final. Gast seconded the motion. The motion passed unanimously.

Residential TIF Information-City Director Skinner presented information on the development of two residential TIF districts to be presented in November. He explained one area will be on the North end of the City of Warsaw, near Harrison Elementary and the other will be on the South side, near Eisenhower Elementary. Discussion followed. No action is needed at this time. He gave the members the dates and times for four public information meetings that will be held as well.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Tuesday November 12 2019 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary