

## WARSAW PLAN COMMISSION

November 12, 2019

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

**Absent:** Bill Baldwin, Scott Reust (City Attorney)

### Call to Order

Allen called the meeting to order.

**Approval of Minutes** - The October 14, 2019 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the October 14, 2019 meeting minutes. Gast seconded the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

**Resolution-2019-11-01** –Allen turned the meeting over to City Plan Director Skinner for a brief explanation of the Resolution. Skinner explained the Resolution is part of the process of creating two residential TIF districts within the City of Warsaw. One will be near Harrison Elementary on the North side of Warsaw. The second will be on the South side of Warsaw near Eisenhower Elementary. Eisenhower area has the most available area to be developed. The developments will be for mainly single family homes but with some mixed use housing included. Keeven asked if traffic in the Harrison Elementary area had been considered. Skinner replied it had and the area is undergoing a traffic study presently. Ongoing improvements in the area have to correlate with INDOT. Sanitary sewer work has begun in the area North of Warsaw. It will be completed in the area by August of 2020 for the first steps in the development of the Harrison School area. Discussion followed. Grose made a motion to approve Resolution 2019-11-01. Emans seconded the motion. The motion passed unanimously.

**2019-11-01-Waterworks Subdivision-Preliminary and Final-North Buffalo Street-** Allen turned the meeting over to Senior Planner Taylor for a brief explanation of the request. The preliminary and final plat for the Waterworks Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed plat includes vacating a number of alleys and right-of-ways. This plat is a necessary reconfiguration of the existing lots in order to make the land more conducive for a mixed-use development. The proposed plat has been approved by the Board of Works and the Redevelopment Commission.

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

- Minimum Lot Size 6,000 sq. ft.
- Minimum Lot Width/Road Frontage 50-feet
- Minimum setbacks of 20' front, 15' rear, 5' side yard
- Maximum lot coverage 65%

Taylor recommended the approval of the preliminary and final plat. Quance asked about the location of lot two. She asked for clarification to better understand where the lot begins and ends. City Plan Director Skinner explained the plat shows Canal Street. It is existing and the lot could be developed with or without the use of Canal Street in the future. Skinner stated it could possibly become an entrance/exit or some type of private drive. Discussion 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 2019-11-01-Waterworks Subdivision Preliminary Plat. Keeven seconded the motion. The motion passed unanimously.

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

Quance made a motion to approve 201-11-01 Waterworks Subdivision Final Plat. Keeven 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 Tuesday December 09 2019 at 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary