

WARSAW PLAN COMMISSION

January 10, 2022

Present: Tom Allen, Jim Gast, Diane Quance, Rick Keeven, James Emans (City Engineer), Dan Stevens, Michelle Boxell, Scott Reust (City Attorney), Justin Taylor (City Planner), Whitney Shilling (Recording Secretary)

Absent: Jeff Gross, Bob Coffelt

Call to Order

Allen called the meeting to order.

Oath of Office- City Attorney, Scott Reust administered the Oath of Office to Dan Stevens.

Election of Officers- A nomination was made by Keeven for Allen to remain as President. Gast seconded the nomination. Allen was voted to serve as President unanimously by roll call vote. Allen nominated Keeven as Vice President. Grose seconded the nomination. Keeven was voted unanimously to serve as Vice President by roll call vote.

2022 Schedule- Motion was made by Keeven to approve the 2022 Meeting Schedule. Gast seconded the motion. The motion passed unanimously by roll call vote.

Approval of Minutes - The December 13, 2021 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the December 13, 2021 meeting minutes. Gast seconded the motion. The motion carried unanimously by roll call vote.

Oral and Written Reports

None

Unfinished Business

None

New Business

2022-01-01 – North Buffalo Street – Buffalo Street Townhomes – Final Plat - Allen turned the meeting to Planning Director Taylor for a brief explanation of the request. The petitioner has requested final plat approval for the Buffalo Street Townhomes Subdivision. This 26-lot subdivision is located southwest of the Buffalo St. and Canal St intersection. The preliminary plat for this subdivision was approved in March of 2020 by this Board. Since that approval, public utilities have been put in place, and 7 units have been constructed with a north south limited access road. The petitioner intends to sell off the completed units while continuing to construct the remainder of phase 1. This development is in agreement with the Comprehensive

Plan and the Hyatt Palma Study, addressing the need for housing and extending downtown to the lakefront. Taylor recommends that the board grant final approval for this subdivision with one caveat that the developer makes the changes he requested to the limited access alley. These changes would help avoid confusion in the future. The limited access alley is north of phase one and will remain a private alley with limited access for property owners and their guest only. Keeven asked if everything is still on schedule. David Matthews, developer with Matthews Warsaw LLC stated the development is not on schedule. Matthews stated they currently have two townhomes under contract. Keeven asked if Matthews was satisfied with the interest from the public. Matthews stated yes it is always slow in the beginning but then it picks up once the first few are sold. Allen opened the meeting to any person wishing to speak in favor or against the petition. Allen closed the meeting to the public. Motion was made by Stevens to approve 2022-01-01- North Buffalo- Buffalo Street Townhomes with the changes the city is requesting. Boxell seconded the motion. The motion passed unanimously by roll call vote.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be February 14, 2022 at 7:00 p.m.

Adjourn-

With no further business to come before the Commission, Keeven made a motion for the adjournment of the meeting. Gast seconded the motion. The motion passed unanimously by roll call vote.

Tom Allen, President

Whitney Shilling, Recording Secretary