

WARSAW PLAN COMMISSION

February 14, 2022

Present: Tom Allen, Diane Quance, Rick Keeven, James Emans (City Engineer), Jeff Grose, Bob Coffelt, Scott Reust (City Attorney), Justin Taylor (City Planner), Jeremy Skinner (CED), Whitney Shilling (Recording Secretary)

Absent: Jim Gast, Dan Stevens, Michelle Boxell

Call to Order

Allen called the meeting to order.

Approval of Minutes - The January 10, 2022 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the January 10, 2022 meeting minutes. Emans seconded the motion. The motion carried unanimously by roll call vote.

Oral and Written Reports

None

Unfinished Business

None

New Business

Resolution No. 2022-02-01 – Skinner stated Resolution No. 2022-02-01 was approved at the Redevelopment Commission meeting Monday February 7, 2022. He went on to explain the resolution to the commission, stating in the resolution we are pulling the new Marketplace Warsaw out of the Winona Interurban TIF and creating its own TIF. The Redevelopment Commission is doing this because they are currently working with a developer to revitalize this property. By creating its own TIF we will be resetting the asset value of the property. Grose made a motion to give a favorable recommendation to Resolution No. 2022-02-01. Coffelt seconded the motion. The motion carried unanimously.

2022-02-01-Replat of Lot Number 21 in Original plat of the Town- 312/ 318 Buffalo Street- Preliminary and Final- Allen turned the meeting over to the City Planner, Justin Taylor for a brief explanation of the request. The preliminary and final replat of Lots 39 and 40 in Williams Addition to Yarnelle Point has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed plat meets the development standards for a subdivision within an R-1 zoning district. This replat was initiated by the City's Engineering Department to clean up existing Right of Way issues in this area. Roads presumed to be public were encroaching on private property. This replat will fix these issues. He recommends that the Plan Commission grant preliminary and final approval for this plat as presented. Allen opened the meeting to the public, no one came forward. Allen closed the

meeting to the public. Motion was made by Quance to approve *2022-02-01 Preliminary – Replat of lot number 21 in original plat of the town*. Keeven seconded the motion. The motion carried unanimously. Quance made a motion to suspend the rules and vote on *2022-02-01 Final- Replat of lot number 21 in original plat of the town*. Keeven seconded the motion. The motion carried unanimously. Quance made a motion to approve *2022-02-01 Final- Replat of lot number 21 in original plat of the town*. Keeven seconded the motion. The motion carried unanimously.

2022-02-02- Lake Village Shopping Center Replat Final– 3418 Lake City Highway- Allen turned the meeting over to the City Planner, Justin Taylor for a brief explanation of the request. The petitioner for the Lake Village Shopping Center Replat is requesting to subdivide a 25.68 acre± lot into 9 lots with an average size of 3 acres. The final plat for this subdivision includes the addition of an ingress / egress easement for Lot 8 as requested by this board. The proposed lots meet the development standards for a subdivision within a C-5 zoning district. As a reminder, Frontage Road, which bisects the property on the north end, and the access road connecting Frontage Road to US 30, were maintained by the city through an easement agreement dating back to the late 1990's. This plat will now supersede that easement agreement by converting Frontage Road and the access road into city Right of Way. We recommend that you grant the final approval for the Lake Village Shopping Center Replat since the petitioner has fulfilled the Board's requirement for access to Lot 8. Allen opened the meeting to the public, no one came forward. Allen closed the meeting to the public. Motion was made by Quance to approve *2022-02-02- Lake Village Shopping Center Replat- Final*. Emans seconded the motion. The motion carried unanimously.

2022-02-03 Harvest Ridge PUD- Sherwood Drive, Little John Lane- Allen turned the meeting over to the City Planner, Justin Taylor for a brief explanation of the request. The preliminary plat for the Harvest Ridge Subdivision PUD has been submitted in a timely fashion, reviewed for its conformity to the Subdivision Control Ordinance and section 13.2 regarding Planned Unit Developments. The petitioner wishes to subdivide 30-acres into 91 lots containing a mix of attached (lots 47-84) and detached single-family residential units. A 10,200 square foot lot has been set aside for a neighborhood park to fulfill the need for greenspace. It is the opinion of the Planning Department that you should give a favorable recommendation to City Council for this proposed PUD Ordinance. As a reminder, the recommendation from this board will be brought to City Council and considered during the public hearing for this ordinance. If the Council chooses to defer to the Plan Commission for the second reading, this PUD Ordinance will return to this board for final approval. Allen opened the meeting to any person wishing to speak in favor the petition. Nick Brenner, real estate representative for Menards stated that 15 years ago this subdivision was platted as it is today. They are now trying to change the zoning to allow more flexibility. They would now like to have some "twin homes"; attached single family homes. He stated this style of home is popular among first time homeowners and the elderly population. Another thing they changed is the road layout. They have found out that cul-de-sacs are very popular. They are normally the first lots to sell in a subdivision. Allen opened the meeting to any person wishing to speak against the petition. Adrian Shinnars, 844 Lydia Drive asked if the tree line along the back of his property. He wanted to know if it will be removed and will there be a tree line added between the new subdivision and Menards. Taylor stated since it is someone else's property the city can't require them to leave the trees. That would be up to the developer and the new property owner. He went on to state that the city could ask the developer to increase the trees between Menards and the new subdivision since they are different uses (commercial

and residential). Taylor stated he would review the ordinance to see if that is something that could be required of the developer. Irene Leal, also from 844 Lydia Drive asked that since the city requires green space can they require the developer to preserve the woodlands behind her house. Taylor stated our current ordinance encourages developer to keep mature tree but it doesn't require them to keep them. Grose stated that if the developer removes those trees the residents of Patterson Place will have no problem seeing Menards since it is a two store warehouse. He asked if maybe we could require the developer to plant a taller tree line between Menards and the new subdivision. Discussion continued about the screening between Menards and the new subdivision. It was noted that the residents of Patterson Place would like to make sure the screening is adequate to cover the two story outdoor storage unit for Menards. Skinner stated that when this was platted originally Menards put in a fence for the screening requirements. He did not think it was unreasonable to ask Menard to green that screen (plant some trees) since they will be removing those tree that act like a buffer now to Patterson Place. Grose motioned to send a favorable recommendation to City Council to consider *Harvest Ridge PUD 2022-02-03 with added comments*. Quance seconded the motion. The motion carried unanimously.

2022-02-04- Replat of Lots #39 & #40 in William's Addition to Yarnell Point- Preliminary and Final- Allen turned the meeting over to the City Planner, Justin Taylor for a brief explanation of the request. The preliminary and final replat of Lots 39 and 40 in Williams Addition to Yarnelle Point has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed plat meets the development standards for a subdivision within an R-1 zoning district. This replat was initiated by the City's Engineering Department to clean up existing Right of Way issues in this area. Roads presumed to be public were encroaching on private property. This replate will fix these issues. He recommends that the Plan Commission grant preliminary and final approval for this plat as presented. Emans stated the city is pursuing a project in this area that will happen this spring. Emans explained this project to the commission. He stated the city just wants to clean up the plat before the project. Motion was made by Quance to approve *2022-02-04 Preliminary – Replat of Lots #39 & #40 in William's Addition to Yarnell Point*. Keeven seconded the motion. The motion carried unanimously. Quance made a motion to suspend the rules and vote on *2022-02-04 Final- Replat of Lots #39 & #40 in William's Addition to Yarnell Point*. Keeven seconded the motion. The motion carried unanimously. Quance made a motion to approve *2022-02-04 Final- Replat of Lots #39 & #40 in William's Addition to Yarnell Point*. Keeven seconded the motion. The motion carried unanimously.

2022-02-05- Clemens Addition To Yarnell Point- Preliminary and Final- Allen turned the meeting over to the City Planner, Justin Taylor for a brief explanation of the request. The preliminary and final plat for the Clemens Addition to Yarnelle Point has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed plat meets the development standards for a subdivision within an R-1 zoning district. This replat was initiated by the City's Engineering Department to clean up existing Right of Way issues in this area. Roads presumed to be public were encroaching on private property. This replat will fix these issues. He recommends that the Plan Commission grant preliminary and final approval for this plat as presented. Motion was made by Quance to approve *2022-02-05 Preliminary – Clemens Addition to Yarnell Point*. Keeven seconded the motion. The motion carried

unanimously. Quance made a motion to suspend the rules and vote on 2022-02-05 Final- Clemens Addition to Yarnell Point. Keeven seconded the motion. The motion carried unanimously. Quance made a motion to approve 2022-02-05 Final- Clemens Addition to Yarnell Point. Keeven seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be March 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. Coffelt seconded the motion. The motion passed unanimously by roll call vote. The meeting was adjourned at 7:56 pm.

Tom Allen, President

Whitney Shilling, Recording Secretary