

**WARSAW PLAN COMMISSION**

April 08, 2013

**Present:** Tom Allen, Rick Keeven, Lacy Francis, Jim Gast, Jeff Grose, Michael Klondaris, Jeremy Skinner (City Planner), Dave Baumgartner, Mike Valentine, (City Attorney), Kim Arnold (Recording Secretary)

**Absent:** None

**Call to Order**

Allen called the meeting to order.

Mayor Thallemer swore in Jim Gast, extending his term on the Plan Commission board through December 31, 2016.

The January 14, 2013 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the January 14, 2013 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

**Oral and Written Reports**

None

**Unfinished Business**

None

**New Business**

**Item 2013-04-01** – Meijer – Warsaw Subdivision – 6 lots – Preliminary and Final Plat

**Director's Comments:**

The preliminary and final plat for Meijer-Warsaw Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The lots meet all of the development standards for a subdivision in a C-5 zoning district. The proposed development will provide adequate ingress and egress and have the ability to obtain sanitary

sewer and water to the proposed lots. This plat is creating 6 new commercial lots from the original 37.71 acres. The subdivision will extend sewer and water to the proposed lots, and provide ingress and egress via a proposed ingress/egress easement, as depicted on the plat. It is important to note that unlike residential subdivisions, each individual lot will be required to file a development plan addressing any storm drainage, ingress and egress, fire and building requirements, utility connections, and so forth. All of the lots meet the minimum lot requirements for a C-5 Zoning District shown below, and are of adequate size for commercial developments.

The following are the requirements for a C-5 District:

1. 17,000 sq. ft. Minimum Lot Size
2. 60 ft. Minimum Lot Width (Each proposed lot has over 100' Lot Width)
3. Minimum setbacks of 25' front, 15' rear, 0' side yard
4. No Maximum lot coverage

I have reviewed the preliminary and final plats for the Meijer-Warsaw Subdivision and see no issues with approving both at this time. All of the lots are of adequate size for commercial development, and the Meijer development was reviewed by the Plan Commission in July of 2011. There have not been any significant changes made to the plans since that time, and the proposed infrastructure was completed and inspected by the City in late 2012.

Skinner recommended approving the Preliminary and Final Plat for the Meijer-Warsaw Subdivision.

With no one to speak in favor or against the petition the public portion of the hearing was closed.

The board discussed the petition.

Keeven made a motion to approve the Preliminary Plat – Meijer – Warsaw Subdivision; Francis seconded the motion. The motion passed unanimously.

Grose made a motion to suspend the rules and approve the final plat. Gast seconded the motion. The motion passed unanimously.

Grose made a motion to approve the Final Plat – Meijer – Warsaw Subdivision; Gast seconded the motion. The motion passed unanimously.

**Request For Proposals for Comprehensive Plan** – Skinner discussed the request for proposals to complete a Comprehensive Plan update for the City. The last Comprehensive Plan was completed in 1998. The City has completed other planning studies since then, but the existing Comprehensive Plan needs updated in order to address the current growth and development issues facing the City of Warsaw.

**ADJOURN**

Grose made a motion to adjourn the meeting; Klondaris seconded the motion. The motion passed unanimously.

**OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

- The next regularly scheduled meeting will be Monday, May 13, 2013 @ 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary