

# WARSAW PLAN COMMISSION

## MINUTES

April 14, 2025

**Present:** Rick Keeven, Diane Quance, Juergen Voss, Michelle Boxell, David Baumgartner, Aaron Ott (City Engineer), Justin Taylor (City Planner), Shawn Holder (Recording Secretary)

**Absent:** Dan Stevens, Jim Gast, Scott Reust (City Attorney)

### Call to Order

Keeven called the meeting to order.

**Approval of Minutes:** January 13, 2025, meeting minutes were reviewed and presented for approval. Voss made a motion to approve the minutes, Boxell second the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

#### 2025-04-01 - Greenbrier Section 2 – Final Plat

Keeven turned the meeting over to Taylor for a summary of the request, Taylor gave a brief history of the original subdivision, the preliminary request was approved by the board in 2021, approved by technical advisory in 2024. I recommend the final plat be approved, even though there are still some outstanding infrastructure issues that are being addressed. One being the surface coating on the asphalt. The petitioner has submitted a letter of commitment finishing the asphalt, and the other would be the detention ponds, these are not working as well as designed. Boxell asked for clarification, per Taylor water is staying in the basins longer than it should be. The proximity of the basin to the airport could turn into a problem with the standing water. The petitioner is actively working on the situation. Ott suspects that sediment has caused problems for the infiltration system which will need to be excavated, drained and dredged to correct the issue. Per the city requirement the water needs to drain within 48 hours so we don't have wet basins that will attract waterfowl.

Keeven asked about roads in the development - which are already lined out and waiting for the surface asphalt to be completed?

Quance asked which lot the developer has designated as green space, her recollection is it should be a corner lot, and not a residential lot. AJ Thomas, Oakmont Development, stated that lot J on the plans is green space. Per Quance this is not enough green space, this is a PUD (Planned Urban Development) which requires green space. Thomas stated block J is the stretch along at the entrance and the pond will be the green space, per Quance that wasn't was agreed upon, that is just a strip along the pond. Taylor referred to the original request in 2021 that Block E was to be the green space not Lot 86. After reviewing the past minutes Quance was satisfied with the green space.

Keeven asked the board if there were any questions for Taylor or the petitioner. Per the petitioner utilities are still needing to go in, seeding the ponds as much as possible, we will be seeding the building pad, side swales and so on within the next coming weeks.

Keeven invited any person to come forward to speak for or against the petition. No others were present. Keeven closed the meeting to the public. Boxell asked Taylor, if the petitioner doesn't finish the pond will the project move forward? Per Taylor the ponds/basins will be fixed before phase 3 is started, this is vital that the pond issues are fixed because of the proximity to the airport. Per Ott it's not a public safety issue, there is shallow water that would attract birds and insects that could create a hazard for the airport.

With no other questions from the board, Keeven asked for a motion to approve the final plat. Voss made a motion to pass 2025-04-01 final plat, Baumgartner second, motion carried unanimously.

### **2025-04-02 - Greenbrier Section 3 – Final Plat**

Keeven turned the meeting over to Taylor for a summary of the request. Section 3 is the PUD phase and is in upper NE corner of the development and is denser. The final plat for the Greenbrier PUD Section 3 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 9-acres into 42 lots containing attached single-family residential units. The preliminary plat for the proposed PUD has been approved by this board, city council and the Technical Advisory Commission.

13.2.2. General requirements for planned unit developments are as follows:

13.2.2.1. The tract proposed shall consist of one or more contiguous parcels of land comprising an area of four acres or more in size, unless the tract be bounded on all sides by public rights-of-way, public lands, watercourses, or less restrictive use districts, in which case it may be smaller than four acres.

13.2.2.2. The major use of the tract shall be residential, and may include single-family, two-family and multifamily dwellings and the usual accessory uses such as garages, storage space and community activities.

13.2.2.3. The tract may contain commercial and professional uses as an integral part of a residential development; but such uses shall be planned and gauged primarily for the service

and convenience of residents of the planned development and shall be authorized only to the extent that such uses are not available to the residents within a reasonable proximity.

13.2.2.4. Planned residential developments shall be designed to create environments of stable and desirable character; they must provide provisions for recreation space adequate to meet the needs of the anticipated population or as designated in the master plan.

13.2.2.5. The tract must be served directly by streets of appropriate size, function and capacity.

13.2.2.6. There shall be no minimum lot sizes, no minimum setbacks, no maximum lot coverage, no minimum lot widths, and no height limitations.

13.2.2.7. All buildings shall be served by an adequate public sewer system, water supply and other utilities.

13.2.2.8. Street right-of-way and pavement widths, if approved by the plan commission, may be reduced; however, every dwelling unit and all other uses shall have access to a public street, court, walkway, or other area dedicated to public use.

13.2.2.9. All parking lots, open spaces and other areas in common ownership shall be maintained properly by the developer, management, or homeowners' association.

13.2.2.10. Provisions for open space, compensating for the reduced lot sizes, setbacks, etc., shall be made by the developer.

It is the opinion of the Planning Department that the final plat for the Greenbrier PUD Section 3 should be approved.

This section of this development has the road that needs a surface layer. We have a commitment letter from the developer that it will be taken care of. We do have other methods than holding the plat, which possibly could be detrimental to the installation of utilities. This is to make sure the developer will be compliant with the regulations. Taylor proposed that the final plat be approved.

Keeven asked about the retention ponds and the drainage, per Ott the drainage is installed and functioning and will drain into the north pond. The infrastructure, sewer storm and sanitary sewer have been checked and inspected via camera and has been fully accepted.

Quance asked if the gas lines are installed, per AJ Thomas, Oakmont Development, section 1 has gas lines installed, section 2 and 3 need to be installed. NIPSCO will be installing lines after the infrastructure is installed.

Voss asked about the lot size on 125 and 126 regarding the dimension to make sure they have enough for setbacks. Taylor stated they will be similar to Belle Augusta PUD, which allows smaller setbacks.

Quance also asked if section 3 will be singles or villas, per Thomas they will be villas with a price point between \$245,000 and \$275,000. There will be two structures on one lot with a lot-

line going through the middle of the villa and joined by a garage so each side will have their own side of the building.

Keeven invited any person to come forward to speak for or against the petition. No others were present. Keeven closed the meeting to the public.

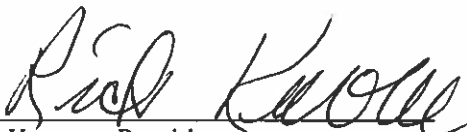
With no other questions from the board, Keeven asked for a motion to approve the final plat. Quance made a motion to pass 2025-04-02 final plat, Boxell second, motion carried unanimously.

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

The next meeting is scheduled for May 12, 2025, at 7:00 p.m.

#### **Adjourn-**

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

  
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Rick Keeven, President

  
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Shawn Holder, Recording Secretary