

# WARSAW PLAN COMMISSION

## MINUTES

October 14, 2024

**Present:** Diane Quance, Jim Gast, Juergen Voss, Michelle Boxell, David Baumgartner, Jeff Owens, Justin Taylor (City Planner), Shawn Holder (Recording Secretary)

**Absent:** Rick Keeven, Dan Stevens, Aaron Ott (City Engineer)

### Call to Order

Quance called the meeting to order.

**Oath of Office:** Jeff Owens was sworn in by Mayor Jeff Grose

**Approval of Minutes** - The September 9, 2024, meeting minutes were reviewed and presented for approval. Boxell made a motion to approve the September 9, 2024, meeting minutes as they are. Gast second the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

**2024-10-01 Petro Drive – Dedicated ROW** – Quance turned the meeting over to Taylor for a summary of the request. The request is to dedicate the right of way into an east-west connection for Petro Drive. Burke Richeson – In-house counsel for Collins Equity Group LLC, 1619 N Oak Dr., Plymouth IN. This has always been used as a construction road to enter and exit the site for the past 5-6 years, we will now turn it over for the use of the last 72 units for Tipper River Downs Development and dedicate it to the city.

Voss had a question about the material that is being used on the roadway and if it has been used in the past. Limestone has been used for the last 7-8 years, because it was a construction road. Voss asked if Collins Equity Group will be deeding the construction road to the city, Richeson confirmed.

Owens asked about the development process, dedication and how this arrangement differs from others, per Taylor this was an agreed upon participation between the city and the development and will benefit multiple developments.

Quance stated this development is in her district, after numerous traffic studies, this road would help people in the back of the development to give them direct access to SR15, will also help emergency vehicles to get in and out of the long-term care facility safely and efficiently.

Gast confirmed that the street will be up to city standards and will be going out for bids but would like to know when, per Taylor within the next couple of months. The city wanted to have this area dedicated as a Right of Way before going to bid. Richeson stated that they will be putting in a bid as well since they are familiar with the project outcome and the area.

Chris McCrea, Kimpel Surveying, 902 S 325 E, Warsaw, stated that part of the complication with the delay, the property to the North, that's part of the dedication was owned by a different entity.

Quance informed the board that if this is approved this portion will go forward and the rest of the project would have to go through the Board of Works and the rest of the approval process.

A request was made by Quance to approve **2024-10-01 Petro Drive – Dedicated ROW**, Gast approved and Owens second the motion. Motion passed unanimously.

**2024-10-02 Detroit Street Complex LLC-Split of Plat** - Quance turned the meeting over to Taylor for a summary of the request. Replat of lot 1 would create 3 plats in an industrial zone.

Lot 1 - 7.13 acres

Lot 2 - 9.42 acres

Lot 3 – 1.93 acres

Lots 1 & 2 contain existing structures and lot 3 will be vacant land, an existing 30-foot access easement will provide ingress egress to lot 3. Lots 2 & 3 have existing drive access to SR 15, lot 1 will maintain access to 350N. Access to the proposed lots will not be an issue. Taylor recommends preliminary and final approval for the replat. Per Taylor the zoning will not be impacted.

Ron Ehinger, Bose, McKinney & Evans, 200 E Main Street, Suite 520, Ft. Wayne IN representing the petitioner, Cary Lewis, Principal with Detroit Street, they are proposing to split 1 lot into 3 lots. Lots 1 & 2 have potential buyers, who requested the lot to be split in this fashion. Lot 3 will be retained by the current owner.

Voss asked about lot coverage, per Taylor they meet the requirements for green space and drainage.

A request was made by Quance to approve **2024-10-02 Detroit Street Complex LLC-Split of Plat**, Prelim and Final Re-Plat, Owens approved, Baumgartner second the motion. Motion passed unanimously.

Quance requested a motion to suspend the rules, Boxell moved to suspend the rules, Baumgartner second the motion.

Boxell moved to approve the pre and final replat, Baumgartner second the motion. Motion passed unanimously

***2024-10-05 Resolution Addition of Applied Thermal to Acquisition List City of Warsaw Consolidated Northern and Central TIF*** - Quance turned the meeting over to Taylor for a summary of the request. The resolution needs to go through a process, it goes before redevelopment to plan commission to city council back to redevelopment. This is to help the redevelopment commission help participate in an extension of a water line that would go North on Husky Trail from 200 North would extend and wrap around to facilitate future development to the east and help service Applied Thermal. Taylor is requesting approval on this so it can continue through the process. \$300,000.00 will be the redevelopment commission participation, it is a private water company. The City's comprehensive plan states we are to encourage, as much as possible, for new developments to connect onto water services. There are several reasons for this but overall helps mitigate environmental issues when you have septic systems and wells. Any developments within the corporate boundaries are strongly encouraged to connect into the water systems.

Quance put this up for a motion with the notion that if there are still questions, it will push the process back, if ok with this process and still have questions we can pass this on to council. Gast stated that as long as the city council is adequately informed it should be ok. Owens stated that there is more detail to be fair to the residents of Warsaw and he doesn't have enough information he will abstain since he doesn't have enough information in front of him.

Baumgartner moved to accept this resolution for ***2024-10-05 Resolution Addition of Applied Thermal to Acquisition List City of Warsaw Consolidated Northern and Central TIF***, Boxell seconded the motion, for quorum Quance will be voting. 5 ayes, 0 nays and 1 abstain.

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

The next scheduled meeting will be November 12, 2024, at 7:00 p.m. November 11 is Veterans Day

### **Adjourn-**

With no further business to come before the Commission, Gast made a motion for the adjournment of the meeting at 7:35 p.m. Voss seconded the motion. The motion passed unanimously.

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Diane Quance

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Shawn Holder, Recording Secretary