

MINUTES  
WARSAW PLANNING COMMISSION  
MAY 3, 2018 – 7:00 P.M.

The regular meeting of the Warsaw Planning Commission was held Thursday, May 3, 2018, in Council Chambers at 78 Belle Ville Lane. Commissioners present were Chairman Gary W. Palmore, Vice-Chair Mary Beth Bryant, Julia Blackley-Rice, Jonathan B. English, Faron H. Hamblin and Barbara Jean Lefon. Commissioner Hannah Tiffany was absent due to a prior commitment.

Staff present was Town Manager Joseph N. Quesenberry, Clerk of Commission Linda S. Holsinger Director of Economic Development Lee H. Capps and Frances A. Baylor.

Chairman Palmore called the meeting to order at 7:00 p.m. and led in the Pledge of Allegiance.

Approval of Agenda

Vice-Chair Bryant moved to approve the agenda as presented. Commissioner Lefon seconded, and the agenda was approved with the following votes.

Gary W. Palmore	Aye	Hannah O. Tiffany	Aye
Mary Beth Bryant	Aye	Julia Blackley-Rice	Aye
Jonathan B. English	Aye	Barbara Jean Lefon	Aye
Faron H. Hamblin	Aye		

Approval of the Minutes of April 5, 2018

Chairman Palmore asked if there were any questions or comments on the minutes of April 5, 2018? He advised the original minutes showed Lee H. Capps present, but he was absent and that was corrected prior to this meeting and new copies distributed. Commissioner Lefon moved the approve the minutes of April 5, 2018, as corrected. Commissioner Blackley-Rice seconded and the motion to approve the minutes carried with the following votes.

Gary W. Palmore	Aye	Hannah O. Tiffany	Aye
Mary Beth Bryant	Aye	Julia Blackley-Rice	Aye
Jonathan B. English	Aye	Barbara Jean Lefon	Aye
Faron H. Hamblin	Aye		

Public Comments (of items not on the agenda)

None

Old Business

None

New Business

None

#### Zoning & Staff Report

##### a. Open Discussion of Pending Re-Zoning Requests

Joseph Quesenberry reported we have a request from River Pools & Spas to rezone Tax Map Parcel 16-12 from C-2 to C-3. The property is currently in the name of The Alma Group. River Pools and Spas have submitted a preliminary site plan. The discussion tonight will be to decide if this would be spot zoning. Lee Capps noted there is an industrial business near the property operating as Lee-Hy Paving, so he feels this would not be considered spot zoning and we would legally be permitted to rezone the property as requested. There were some concerns expressed regarding it being near a residential area and if there would be any problems in that capacity. The Town Manager advised a public hearing will be required and all adjacent property owners will be notified by certified mail prior to the public hearing and any pending decision.

Joseph Quesenberry stated the preliminary plans call for a 17,650 square foot metal building with an office in the front. This will be an \$5,000,00 TO \$7,000.000 investment in our town and create several jobs for our community. This is a large tract of land that is not currently being used. The final planning process will come later but first we have to decide whether to allow the property to be rezoned C-3. There will be further discussion at the June meeting. They will continue to operate in their existing as they are currently.

Commissioners liked the idea of creating new jobs and felt this was moving in the right direction. Some concerns were raised concerning stormwater runoff. Mr. Quesenberry stated they will have to comply with all Department of Environmental Quality regulations to be sure these issues are addressed. We will need to hold a public hearing to give people a chance to voice any concerns they may have. Commissioner Blackley-Rice moved to hold a public hearing at the June 7<sup>th</sup> meeting of the Commission. The motion was seconded by Commissioner Hamblin and carried with the following votes.

#### Commissioners Comments/Requests

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Submitted by: Linda S. Holsinger, Clerk