

WARSAW PLAN COMMISSION

February 08, 2016

Present: Tom Allen, Rick Keeven, Dave Baumgartner, James Emans (City Engineer), Dan Stevens, Rick Paczkowski, Diane Quance, Mike Valentine (City Attorney), Jeremy Skinner (City Planner), Tim Dombrosky (Assistant City Planner), Kim Arnold (Recording Secretary)

Absent: Jim Gast, Jeff Grose

Call to Order

Allen called the meeting to order.

Approval of Minutes- The January 11, 2016 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the January 11, 2016 meeting minutes as presented. Baumgartner seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2016-02-02 – Busz Southern Subdivision – Final Plat- City Planner Skinner explained the requested changes from the last meeting adding storm water and snow easements to the final plat were complete. Skinner recommended the approval of 2016-02-02- Busz Southern Subdivision – Final Plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition.

Allen closed the meeting to the public as no person was present to speak in favor or against the petition.

Quance made a motion to approve 2016-02-02 – Busz Southern Subdivision – Final Plat. Rick Paczkowski seconded the motion. Dave Baumgartner opposed. The motion passed 6:1.

2016-02-01 – West Hill 2nd Replat – Preliminary and Final Plat – City Planner Skinner gave a brief summary of the request. The preliminary and final plat for West Hill 2nd Replat has been submitted and reviewed for its conformity to the City's subdivision ordinance and original plat. This plat is simply reconfiguring lots 3, 2, and 1. The infrastructure has already been completed

and inspected in 2006. In order to meet the current needs of a prospective tenant the developers are proposing to increase the size of lot 1, to allow for the construction of an 80,000 sq.ft. expansion of existing manufacturing facility. Since there is no additional infrastructure for this replat, the Plan Commission can approve both the preliminary and final plat for the proposed replat. All of the lots meet the subdivision requirements listed below.

Zoning district:

I-2 Industrial Lot Requirements:

- Minimum Lot Size 5,000 Sq. Ft.
- Minimum Front Setback 15, Side Setback 10, Rear Setback 25 – Proposed Lots have adequate Lot Size to meet those requirements
- Maximum Lot Coverage 75% -- Proposed Lots should be adequate to meet lot coverage requirements

There are no additional outstanding issues concerning this re-plat. City Planner Skinner recommended approving both the proposed preliminary and final re-plat. Members of the Commission asked questions of Skinner. Discussion followed.

Allen opened the meeting to any person wishing to speak in favor or against the petition.

Allen closed the meeting to the public, as there was no person to speak in favor or against the petition. Quance made a motion to approve 2016-02-01 – West Hill Re-plat – Preliminary and Final Plat. Emans seconded the motion. The motion carried unanimously.

Ordinance Changes to Definitions - City Planner Skinner turned the meeting over to Assistant Planner Dombrosky. He asked members to consider and discuss the current definitions for residential uses in our current Municipal Code. He presented a list of suggested changes he had made and asked for input and discussion from Commission members. He will make changes from the discussion, look at regulations and bring a draft to the next meeting.

Adjourn-

With no further business to come before the Commission, Stevens made a motion to adjourn the meeting; Paczkowski seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, March 14, 2016 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary