

WARSAW PLAN COMMISSION

February 10, 2020

Present: Tom Allen, James Emans (City Engineer), Jeff Grose, Diane Quance, Jack Brunetto, Dan Stevens, Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: Rick Keeven, Jim Gast, Bill Baldwin, Scott Reust (City Attorney),

Call to Order

Allen called the meeting to order.

Approval of Minutes - The January 13, 2020 meeting minutes were reviewed and presented for approval. Grose made a motion to approve the January 13, 2020 meeting minutes. Emans seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2020-02-01-1810 North Bay Drive-Preliminary and Final Re-Plat- Allen turned the meeting to Senior Planner Taylor for a brief overview of the request. The preliminary plat for the amended re-plat of the North Bay Drive Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed plat meets the development standards for a subdivision within an R-1 zoning district. The plat has been amended to show the existing property line extended to the low water mark per the lot descriptions in the original subdivision plat from 1952. This plat does not contain revisions to existing easements.

The following are the requirements for an R-1 District:

- 8,750 Minimum Lot Size
- Minimum lot width 70'
- Minimum setbacks of 25' front, 25' rear, 7' side
- 50% Maximum lot coverage

Taylor recommended the Plan Commission grant preliminary and final approval for the plat as presented.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Attorney Steve Snyder, representing the property owner, was present to explain the request and answer any questions. He stated the request is necessary to correct an error made by the surveyor on the middle lot. He provided Commission members with a hand out to clarify the requested revision. The revision is to correct a mistake on the proper dimension from the street to the water's edge. Grose made a motion to approve the Preliminary Plat. Emans seconded the motion. The motion passed unanimously. Quance made a motion to suspend the rules and vote on the Final Plat. Brunetto seconded the motion. The motion passed unanimously. Quance made a motion to approve the Final Plat for *2020-02-01-1810 North Bay Drive*. Stevens seconded the motion. The motion passed unanimously.

2020-02-02-802 E. Center St.-802 Center LP-Preliminary Plat- Allen turned the meeting over to Senior Planner Taylor for a brief explanation of the request. The preliminary plat for the 802 Center Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lot meets the development standards for a subdivision within R-2 and R-3 zoning districts. This plat merges (12) lots to create (1) 2.37-acre lot. The alleyway running east west through the property will be vacated to accommodate future development. Access to utilities will be maintained along Market St with the addition of an easement in the south east corner.

The following are the requirements for an I-2 District:

- 6,000 - 7,200 Minimum Lot Size
- Minimum lot width 50' – 60'
- Minimum setbacks of 25' front, 15'-20' rear, 5'-6' side
- 50% - 65% Maximum lot coverage
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The proposed plat meets all of the subdivision requirements concerning lot sizes. The plat includes a sewer easement along the south property line. Taylor recommended the approval of the Preliminary Plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition. No person was present to speak for or against the petition. Allen closed the meeting to the public. Grose made a motion to approve the Preliminary Plat *2020-02-02-802 E. Center St.-* Emans seconded the motion. The motion passed unanimously.

2020-02-03-Bell Drive South Sub-Division-Zimmer Biomet- Preliminary and Final Plat- Allen turned the meeting to Senior Planner Taylor for an overview of the request. The preliminary and final re-plat for the Zimmer Biomet South Subdivision been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lots meet all of the development standards for a subdivision in an I-2 zoning district. This plat divides (1) lot to create (3) lots with an average size of 4.7 acres. Utilities will be accessed from Bell Dr. The proposed plat meets all of the subdivision requirements for an I-2 zoning district. (see below)

The following are the requirements for an I-2 District:

- 5,000 sq. ft. minimum lot size
- Minimum setbacks of 15' front, 25' rear, 10' side

- 75% Maximum lot coverage

Access to utilities will remain along the west property line. Taylor recommended the approval of the Preliminary and Final Plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition. No person was present to speak for or against the petition. Allen closed the meeting to the public. Motion was made by Quance to approve the Preliminary Plat. Brunetto seconded the motion. Grose made a motion to suspend the rules and vote on the Final Plat. Stevens seconded the motion. Motion was made by Quance to approve the Final Plat *2020-02-03-Bell Drive South Sub-Division-Zimmer Biomet*. Brunetto seconded the motion. The motion passed unanimously.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be March 09, 2020 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary