

WARSAW PLAN COMMISSION

May 11, 2020

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

Absent: Bill Baldwin, Scott Reust (City Attorney)

Call to Order

Allen called the meeting to order.

Approval of Minutes - The March 09, 2020 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the March 09, 2020 meeting minutes. Quance seconded the motion. The motion carried unanimously by roll call vote.

Oral and Written Reports

None

Unfinished Business

None

New Business

2020-05-01-802 E. Center Street –Final Plat- Allen turned the meeting to Senior Planner Taylor for a brief overview of the request. The preliminary plat for the 802 Center sub-division was approved at the February Plan Commission meeting with final approval dependent on the acquisition of the remaining parcels. Since that meeting, all parcels in the subdivision have been purchased.

As a reminder, this plat 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

The proposed plat meets all the subdivision requirements concerning lot sizes. The plat includes a sewer easement along the south property line. Taylor recommended the approval of the plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition by text or email. Four minutes were allowed for residents to send a text or an email to comment on the petition. No input was received. Allen closed the meeting to the public. Keeven made a motion to approve *2020-05-01- 802 E. Center Street –Final Plat*. Brunetto seconded the motion. The motion passed unanimously by roll call vote.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be June 08, 2020 at 7:00 p.m.

Adjourn-

With no further business to come before the Commission, Stevens made a motion for the adjournment of the meeting. Keeven seconded the motion. The motion passed unanimously by roll call vote.

Tom Allen, President

Kim Arnold, Recording Secretary