

# WARSAW PLAN COMMISSION

September 14, 2020

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

**Absent:** Dan Stevens, Scott Reust (City Attorney),

## Call to Order

Allen called the meeting to order.

**Approval of Minutes** - The August 10, 2020 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the August 10, 2020 meeting minutes. Gast seconded the motion. The motion carried unanimously by roll call vote.

## Oral and Written Reports

None

## Unfinished Business

None

## New Business

**Resolution 2020-09-01- Amendment to Development Plan Northern TIF-** City Director Skinner explained the Redevelopment Commission has already approved a resolution to amend the Northern TIF Development Plan. A Memorandum of Understanding was approved by the Redevelopment Commission earlier this year. The Plan Commission is required to approve the amendment at this time. Brunetto made a motion to approve *Resolution 2020-09-01*, Emans seconded the motion. The motion passed unanimously by roll call vote.

**Resolution 2020-09-01-Re-plat Preliminary and Final – 133-137 Enterprise Drive-** Allen turned the meeting to Senior Planner Taylor for a brief overview of the request. The petitioner has submitted a re- plat which merges lots 4 and 5 of the Haldewang Subdivision. BTC Investments would like to combine two lots in order to accommodate an expansion of their facility located at 137 Enterprise Dr (Lot 4). Combining these two lots would create a 3.38-acre lot. The preliminary and final re-plat for this subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance.

## C-2 Zoning Regulations

Minimum Lot Size: NA

Minimum Front Yard: 15'

Minimum Side Yard: 0'  
Adjoining Residential: 10'  
Minimum Rear Yard: 10'  
Maximum Lot Coverage 75%

The proposed lot meets the development standards for a subdivision within a C-2 Zoning District. Since this subdivision does not include any additional public infrastructure, Taylor recommended that the Plan Commission grant the preliminary and final approval for the re-plat of lots 4 and 5 of the Corrected Plat of Haldewang Subdivision.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Crystal Walsh, of Abonmarche, was present to represent the petitioner. She explained the business would like to expand and already owns the property being re-platted. No other person was present to speak for or against the petition. Allen closed the meeting to the public. Motion was made by Gast to approve *Preliminary Re-plat 2020-09-01*. Brunetto seconded the motion. The motion passed unanimously by roll call vote. Motion was made by Quance to suspend the rules and vote on the Final Re-plat. Keeven seconded the motion. The motion passed unanimously by roll call vote. Motion was made by Quance to approve *2020-09-01-Final Re-plat*. Keeven seconded the motion. The motion passed unanimously by roll call vote.

***2020-09-02 -Re-plat Preliminary and Final-Little Eagle Drive-*** Allen turned the meeting to Assistant Planner Taylor for a brief explanation of the request. The petitioner requested the approval of a re-plat for The Williams Landing Subdivision. This re-plat involves the reconfiguration and subdivision of lots 5 and 6 of Morgan Addition to create 3 lots with an average size of 11,907 square feet. The re-plat for Williams Landing has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lots meet the development standards for a subdivision within an R-1 Zoning District.

C-2 Zoning Regulations

Minimum Lot Size: 8,750  
Minimum Front Yard: 25'  
Minimum Side Yard: 7'  
Minimum Rear Yard: 25'  
Maximum Lot Coverage 45%

Since lots B and C of the William's Landing Subdivision do include additional public infrastructure, Taylor recommend that the board grant only preliminary approval for these lots. The board may suspend the rules and grant final approval for lot A if it is deemed appropriate.

Allen opened the meeting to any person wishing to speak in favor or against the petition. No person was present. Allen closed the meeting to the public. Discussion among members followed. Motion was made by Keeven to approve *2020-09-02 -Preliminary Re-plat*. Boxell seconded the motion. The motion passed unanimously by roll call vote. Quance made a motion

to suspend the rules and vote on the *2020-09-02-Final Re-plat Lot #A* only. Gast seconded the motion. The motion passed unanimously by roll call vote. Quance made a motion to approve *2020-09-02 -Re-plat Final Lot #A Little Eagle Dr.* Keeven 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 October 12, 2020 at 7:00 p.m.

**Adjourn-**

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

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Tom Allen, President

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Kim Arnold, Recording Secretary