

WARSAW PLAN COMMISSION
November 12, 2013

Present: Tom Allen, Rick Keeven, Jeff Grose, Michael Klondaris, Jim Gast, Dave Baumgartner, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Absent: Lacy Francis, Mike Valentine (City Attorney)

Call to Order

Allen called the meeting to order.

The October 15, 2013 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the October 15, 2013 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

Item 2013-11-01-West Hill Development – Re- Plat- The preliminary and final plat for West Hill Re-plat has been submitted and reviewed for its conformity to the City's subdivision ordinance and original plat. This plat is simply reconfiguring lots 3,2,1, and what was originally 4. 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 a 100,000 sq. ft. manufacturing facility. Since there is no additional infrastructure for this re-plat, the Plan Commission can approve both the preliminary and final plat for the proposed re-plat. All of the lots meet the requirements listed below.

Zoning District:

I-2 Industrial Lot Requirements:

- Minimum Lot Size 5,000 Sq. Ft.-Proposed Lot Sizes Average 4.5 Acres
- 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.

John Kimpel was present to represent Dan Robinson, of West Hill Development, and answer questions as needed.

With no person to speak in favor or against the petition the public portion of the hearing was closed.

Discussion followed among Commission Members. Grose made a motion to approve the Preliminary Re- Plat for West Hill Development, Item 2013-11-01. Klondaris seconded the motion. The motion passed unanimously.

Keeven made a motion to suspend the rules in order to vote on the Final Re-plat of West Hill Development, Item 2013-11-01. Gast seconded the motion. The motion carried unanimously.

Klondaris made a motion to approve the Final Plat of West Hill Development, Item 2013-11-01. The motion was seconded by Keeven. The motion passed unanimously.

ADJOURN

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be Monday, December 09, 2013 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary