

WARSAW PLAN COMMISSION

September 11, 2017

Present: Tom Allen, Rick Keeven, Jeff Grose, James Emans (City Engineer), Jim Gast, Dan Stevens, Bill Baldwin, Mayor Thallemer, Mike Valentine (City Attorney), Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Absent: Diane Quance, Dave Baumgartner

Call to Order

Allen called the meeting to order.

A moment of silence was observed in honor of 9/11

Mayor Thallemer presented the Oath of Office to Bill Baldwin who will be fulfilling the remaining term of Rick Paczkowski after his resignation.

Approval of Minutes

The August 14, 2017 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the August 14, 2017 meeting minutes. Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

Amendment of Ordinance 13.7 Sexually Oriented Businesses- Allen turned the meeting over to City Planner Skinner to answer any questions of the Commission. Motion was made by Emans to approve the recommendation to move Ordinance 13.7 Amendment to the Common Council. Gast seconded the motion. The motion passed unanimously.

New Business

2017-09-01- 62/82 Capital Drive Plat - Preliminary and Final- City Planner Skinner gave a brief explanation of the request. The preliminary and final plat for Rainbow Addition has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The lots meet all of the development standards for a subdivision in a C-3 zoning district. This plat is creating 2 new commercial lots from the original 4.89 acres. The subdivision already has adequate access to all utilities and ingress and egress from Capital Drive, and proposed ingress/egress easement as shown on the plat. Both lots meet the minimum lot

requirements for a C-3 Zoning District shown below, and are of adequate size for commercial developments.

The following are the requirements for a C-3 District:

- No Minimum Lot Size
- Minimum setbacks of 25' front, 20' rear, 0' side yard,(20' when adjoining residential)
- No Maximum lot coverage
- 60' building height restriction

The proposed plat meets all of the subdivision requirements. Lot one and two currently house existing childcare facilities.

Because both lots already have access to utilities and Capital Drive, the Plan Commission can approve the preliminary and final plat for Rainbow Addition per Warsaw's Subdivision guidelines. City Engineer James Emans has reviewed the plat. City Planner Skinner recommended preliminary and final plat approval for the Rainbow Addition.

Allen opened the meeting to any person wishing to speak in favor of the petition. Greg Roberts of Donovan Engineering was present to answer any questions and explain the request. No other person was present to speak in favor of the petition. Allen closed the meeting to any person wishing to speak in favor and opened the meeting to any person wishing to speak against the petition. No person was present to speak against the petition. Allen closed the meeting to the public. Discussion followed.

Motion was made by Keeven to approve *2017-09-01- 62/82 Capital Drive Preliminary Plat*. Gast seconded the motion. Motion to suspend the rules in order to approve the final plat was made by Keeven. Gast seconded the motion. Motion to approve *2017-09-01- 62/82 Capital Drive final plat* was made by Keeven. The motion was seconded by Gast. The motion passed unanimously.

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.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, October 09, 2017 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary