

WARSAW PLAN COMMISSION

April 09, 2018

Present: Tom Allen, Rick Keeven, Jim Gast, Jeff Grose, Dave Baumgartner, Dan Stevens, Bill Baldwin, Diane Quance, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Absent: James Emans (City Engineer), Mike Valentine (City Attorney)

Call to Order

Allen called the meeting to order.

Approval of Minutes

The March 12, 2018 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the March 12, 2018 meeting minutes. Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2018-04-01- 1911 Plaza Dr. –VIA Credit Union – Preliminary and Final Re-Plat - City Planner Skinner gave a brief explanation of the request. The preliminary and final re-plat for Lot 3 & 4 Northpark Plaza has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The lot meets all of the development standards for a subdivision in a C-2 zoning district. This plat is combining lots 3 and 4 from the original plat into one lot. The primary purpose for this re-plat is to remove a platted drainage and utility easement located between these two lots. The subdivision already has adequate access to all utilities and ingress and egress from Plaza Drive. The proposed lot meets the requirements for a C-2 Zoning District shown below and is of adequate size for commercial development.

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

- NONE
- Minimum setbacks of 15' front, 10' rear, 0' side yard, (10' when adjoining residential)
- 75% maximum lot coverage
- 36' building height restriction

Since the plat already has access to utilities and Plaza Drive, the Plan Commission can approve the preliminary and final plat for Re-plat of Northpark Plaza lot 3 & 4 per Warsaw's Subdivision guidelines.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Tyler Haines was present to explain the request or answer questions if needed. No other person was present to speak for or against the petition. Allen closed the meeting to the public.

Quance made a motion to approve the Preliminary Re-plat of *2018-04-01- 1911 Plaza Dr. –VIA Credit Union*. Baldwin seconded the motion. The motion passed unanimously. Grose made a motion to approve the Final Re-plat *-2018-04-01- 1911 Plaza Dr. –VIA Credit Union*. Baumgartner seconded the motion. The motion passed unanimously.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, May 14, 2018 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary