

## WARSAW PLAN COMMISSION

July 09, 2018

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

**Absent:** Dave Baumgartner, Mike Valentine (City Attorney)

### Call to Order

Allen called the meeting to order.

### Approval of Minutes

The June 11, 2018 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the April 09, 2018 meeting minutes. Gast seconded the motion. The motion carried unanimously.

### Oral and Written Reports

None

### Unfinished Business

None

### New Business

**2018-07-01- 626 North Ellsworth St. –Robert & Cathy Barth- – Preliminary and Final Re-Plat**  
City Planner Skinner gave a brief explanation of the request. The preliminary and final re-plat for Lightfoot & Musselman's lot #24 has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The lots do not meet all of the development standards for a subdivision in an R-2 zoning district, but the applicant has received BZA approval for the appropriate variances from development standards. The proposed subdivision is splitting the existing lot 24 into two lots, 24A and 24B. The current lot has two residential structures on the existing lot and the proposed subdivision will allow for the homes to be sold separately from each other. The two existing residential structures have adequate ingress and egress and have adequate connections to existing public utilities.

The following are the requirements for a R-2 District:

- 7,200 sq.ft. Minimum Lot Size
- Minimum setbacks of 25' front, 20' rear, 6' side yard
- 50% Maximum lot coverage
- 35' building height restriction

City Planner Skinner recommended granting preliminary and final plat approval for the Re-plat of Lightfoot & Musselman's Lot 24 subdivision.

Allen opened the meeting to any person wishing to speak in favor or against the petition. The petitioner's were present to explain the request and answer any questions. No other person was present to speak for or against the petition. Allen closed the meeting to the public.

Motion was made by Quance to approve *Preliminary Plat 2018-07-01-626 North Ellsworth St.* Gast seconded the motion. Quance made a motion to suspend the rules and vote on the Final Plat. Stevens seconded the motion. Quance made a motion to approve *Final Plat 2018-07-01-626 North Ellsworth St.* Baldwin seconded the motion. The motion passed unanimously.

City Planner Skinner spoke of an upcoming zoning change involving a new Airport Overlay District that Nick King, Airport Manager, has requested. Our department has hired an Assistant Planner, Aerial Jones, and she will be working on the project. It will be an involved process and will include the whole Plan Commission later this year or early next year. No action is needed.

#### **Adjourn-**

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

#### **OTHER MATTERS THAT MAY COME BEFORE THE BOARD**

- The next regularly scheduled meeting will be Monday, August 13, 2018 at 7:00 p.m.

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Tom Allen, President

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Kim Arnold, Recording Secretary