

WARSAW PLAN COMMISSION

August 13, 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, Rick Keeven, Mike Valentine (City Attorney)

Call to Order

Allen called the meeting to order.

Approval of Minutes

The July 09, 2018 meeting minutes were reviewed and presented for approval. Gast made a motion to approve the July 09, 2018 meeting minutes. Emans seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2018-08-01- 626 2321 E. Winona Avenue- – Preliminary and Final Re-Plat - Gatke Property- Assistant City Planner Taylor gave a brief explanation of the request. The preliminary and final re-plat for lots #1 & #2 of the Gatke property 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 an I-3 zoning district. This re-plat divides a single lot into lot #1 (1.99 AC±) and lot #2 (1.21 AC±). The primary purpose for this re-plat is to accommodate economic development, while working within the EPA guidelines, for Brownfield remediation. The subdivision already has adequate access to all utilities and ingress and egress from Durbin St. and McKinley St. The proposed lots meet all requirements for an I-3 zoning district shown below.

The following are the requirements for an I-3 District:

- No Minimum lot size requirements
- Minimum setbacks of 15' front, 25' rear, 0' side yard, (40' when adjoining residential)
- 75% maximum lot coverage

- 35' building height restriction

Lot #1 will have access via an easement connected to Durbin St. on the north side, as well as, a 25' ingress and utility easement connecting to McKinley St. on the east side. Taylor recommended granting preliminary & final approval for the subdivision re-plat of the Gatke property (2321 E Winona Ave)

Allen opened the meeting to any person wishing to speak in favor or against the petition. No 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 2018-08-01-2321 E. Winona Avenue-Gatke*. Baldwin seconded the motion. Gast made a motion to suspend the rules and vote on the Final Plat. Grose seconded the motion. Grose made a motion to approve *Final Plat 2018-08-01-2321 E. Winona Avenue-Gatke*. Gast seconded the motion. The motion passed unanimously.

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, September 10, 2018 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary