

WARSAW PLAN COMMISSION

October 08, 2018

Present: Tom Allen, Rick Keeven, Dave Baumgartner, Jim Gast, Jeff Grose, Dan Stevens, Diane Quance, Bill Baldwin, Justin Taylor (Assistant 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 September 10, 2018 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the September 10, 2018 meeting minutes. Quance seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2018-10-01-West Hill 3rd Re-plat- Preliminary and Final- Allen turned the meeting to Assistant Planner Taylor for a brief summary of the request. The preliminary and final re-plat for the West Hill 3rd Re-plat has been submitted and reviewed for its conformity to the City's subdivision ordinance. This re-plat is simply reconfiguring lots 1, 2, and 3 in the West Hill Subdivision. The infrastructure was completed and inspected in 2006. This re-plat is necessary to meet the needs of a prospective tenant. The developers are proposing to combine Lot #5 and Lot #2 to create a 7.3 AC lot (Lot #1). This re-plat will also designate Lot #6 as Lot #2. 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 subdivision requirements listed below.

Zoning District:

I-2 Industrial Lot Requirements:

- Minimum Lot Size 5,000 Sq. Ft.
- 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, and I would recommend approving both the proposed preliminary and final re-plat. Taylor recommended the approval for re-plat 2018-10-01 preliminary and final of the West Hill 3rd re-plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition. No person spoke for or against the petition. Allen closed the meeting to the public.

Motion was made by Grose to approve the Preliminary *2018-10-01-West Hill 3rd Re-plat*. Baumgartner seconded the motion. The motion passed unanimously. Motion was made by Gast to approve the Final *2018-10-01-West Hill 3rd Re-plat*. Baldwin seconded the motion. The motion passed unanimously.

Adjourn-

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

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

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

Tom Allen, President

Kim Arnold, Recording Secretary