

WARSAW PLAN COMMISSION

November 13, 2018

Present: Tom Allen, Jim Gast, Dan Stevens, Diane Quance, Bill Baldwin, James Emans (City Engineer), Jeremy Skinner (City Planner), Mike Valentine (City Attorney)
Kim Arnold (Recording Secretary)

Absent: Rick Keeven, Dave Baumgartner, Jeff Grose,

Call to Order

Allen called the meeting to order.

Approval of Minutes

The October 08, 2018 meeting minutes were reviewed and presented for approval. Stevens made a motion to approve the October 08, 2018 meeting minutes. Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2018-11-01- Country Club Lane- George and Mary Clemens - Preliminary and Final- Allen turned the meeting to City Planner Skinner for a brief summary of the request. The preliminary and final re-plat for the Noah's Bird Sanctuary Subdivision has been submitted and reviewed for its conformity to the City's subdivision ordinance. This re-plat consolidates and reconfigures three lots into two lots to make them more usable. The size of Lot #1 will be 0.16 AC± or 7,200 s.f. and Lot #2 will be 0.21 AC± or 9,000 s.f.

R-1 Residential Lot Requirements:

- Minimum Lot Size 8,750 s.f.
- Minimum Front Setback 25, Side Setback 07, Rear Setback 25
- Maximum Lot Coverage 45% -- Proposed Lots should be adequate to meet lot coverage requirements

Even though Lot #1 is below the minimum lot size requirement for this zoning district, it is possible for the Plan Commission to allow for variations and exceptions from design and dimensional standards per section 3.07 of Appendix A, Article 1, of the City's Municipal Code. These variations should be used to alleviate extreme difficulties and hardships resulting from strict application of the regulations and should not have a detrimental impact on public welfare or the comprehensive plan. Since the proposed subdivision is less than one acre and does not require the extension of a street, it is possible to approve the preliminary and final re-plat at the same time. Skinner recommended the approval for 2018-11-01 preliminary and final re-plat of the Noah's Bird Sanctuary if the Commission agrees with the stipulations delineated within the Municipal Code.

Allen opened the meeting to any person wishing to speak in favor or against the petition. George Clemens, the petitioner, was present to answer any questions and explain the request. No other person spoke for or against the petition. Allen closed the meeting to the public.

Motion was made by Quance to approve *2018-11-01-Country Club Lane- George and Mary Clemens - Preliminary and Final Re-plat* - Baldwin 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. Stevens seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, December 10, 2018 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary