

WARSAW PLAN COMMISSION

April 08, 2019

Present: Tom Allen, Rick Keeven, Jim Gast, Dan Stevens, Bill Baldwin, Jeff Grose, Diane Quance, Jack Brunetto, Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

Absent: James Emans (City Engineer), Scott Reust (City Attorney)

Call to Order

Allen called the meeting to order.

Oath of Office - Mayor Thallemer presented Jack Brunetto with the Oath of Office. Brunetto is replacing Dave Baumgartner who moved outside of the city limits.

Approval of Minutes

The February 11, 2019 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the February 11, 2019 meeting minutes. Baldwin seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2019-04-01- 625 S. Buffalo St. - Don Good - Preliminary & Final Plat - Allen turned the meeting to City Senior Planner Taylor for a brief summary of the request. The preliminary and final plat for the Good Oil Company Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The subdivision defines the boundaries of 2 existing metes and bounds lots and provides a 20' wide ingress and egress easement to Prairie St. for lot #1. The Good Oil Company subdivision also defines 2 new 20' utility easements. The proposed plat meets all of the Development Standards for a subdivision within a C-2 zoning district. (see below)

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

- Minimum lot size N/A
- Minimum lot width N/A
- Minimum setbacks of 15' front, 10' rear, 0' side

- 75% Maximum lot coverage

The subdivision does not include any additional public utilities. Taylor recommended the approval of the preliminary and final plat for the Good Oil Company Subdivision.

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 *2019-04-01- 625 S. Buffalo St. - Don Good - Preliminary Plat*. Grose seconded the motion. Grose made a motion to suspend the rules and vote on the Final Plat. Gast seconded the motion. Quance made a motion to approve *2019-04-01- 625 S. Buffalo St. - Don Good – Final Plat*. Stevens 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. 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 13, 2019 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary