

WARSAW PLAN COMMISSION

June 10, 2019

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

Absent: Scott Reust (City Attorney)

Call to Order

Allen called the meeting to order.

Approval of Minutes - The May 13, 2019 meeting minutes were reviewed and presented for approval. Gast made a motion to approve the May 13, 2019 meeting minutes. Grose seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2019-06-01- 300 N and Escalade Way – Petro Family LLC.- Final Plat- Allen turned the meeting to City Planner Skinner for a brief summary of the request. The final re-plat for the Escalade Park Subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lots meet all of the development standards for a subdivision in a C-3 zoning district. This plat creates three new lots from the original 9.46 acre lot. The subdivision will maintain access to CR 300 North, and will maintain existing utility easements from the south side of the property. The cul-de-sac from the preliminary re-plat has been removed. Escalade Way will now continue to the west and connect to Shelden Street. This modification was recommended during the February 2019 Technical Advisory Board meeting to help improve access and traffic flow. This change will alleviate the potential maintenance concerns of having a private drive connect the Escalade Way cul-de-sac to Shelden Street.

The following are the requirements for a C-3 District:

- NA Minimum Lot Size
- Minimum setbacks of 25' front, 20' rear, 0' side

- NA Maximum lot coverage

The proposed plat meets all of the subdivision requirements concerning lot sizes. Skinner recommended the approval of the final re-plat.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Tom Hardy of Kimpel & Associates was present to explain the request and answer any questions. No other person spoke in favor or against the petition. Allen closed the meeting to the public.

Motion was made by Keeven to approve the final plat 2019-06-01- CR 300 N and Escalade Way-Petro Family LLC. Gast 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. Gast seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday July 08, 2019 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary