

WARSAW PLAN COMMISSION

August 10, 2020

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

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

Call to Order

Keeven called the meeting to order due to the meeting being moved to the basement of City Hall because of a power outage and tornado sirens. Allen attended by telephone on speaker.

Approval of Minutes - The July 13, 2020 meeting minutes were reviewed and presented for approval. Brunetto made a motion to approve the July 13, 2020 meeting minutes. Boxell seconded the motion. The motion carried unanimously by roll call vote.

Oral and Written Reports

None

Unfinished Business

None

New Business

2020-08-01-Re-plat Preliminary and Final - Lot #2 PUD- Keeven turned the meeting to Senior Planner Taylor for a brief overview of the request. The petitioner is requesting a subdivision of a 1.93 acre± tract of land into 2 lots with an average size of .965 acres. The preliminary and final re-plat for this subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance and section 13.2 regarding Planned Unit Developments. The proposed lots meet the development standards for a subdivision within this PUD. Since this subdivision does not include any additional public infrastructure, Taylor recommended granting the preliminary and final re-plat approval for Petro PUD lot #2. Keeven opened the meeting to any person wishing to speak in favor or against the petition. No person was present to speak in favor or against the petition. Keeven closed the meeting to the public. Motion was made by Stevens to approve the *2020-08-01-Preliminary Re-plat of Lot #2 PUD*. Gast seconded the motion. The motion passed unanimously by roll call vote. Motion was made by Quance to suspend the rules and vote on the Final Re-plat Lot #2 PUD. Stevens seconded the motion. The motion passed unanimously by roll call vote. Motion was made by Quance to approve the *2020-08-01-Final Re-plat Lot #2 PUD*. Gast seconded the motion. The motion passed unanimously by roll call vote.

2020-08-02 -Re-plat Preliminary and Final-Lot #3 Escalade Way- Keeven turned the meeting to Assistant Planner Taylor for a brief explanation of the request. The petitioner is requesting to subdivide a 3.92 acre± tract of land into 3 lots with an average size of .1.31 acres. This re-plat of lot #3 of the Escalade Park Subdivision is necessary to promote development. The preliminary and final re-plat for this subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance.

C-3 Zoning Regulations

Minimum Lot Size:	NA
Minimum Front Yard:	25'
Minimum Side Yard:	0'
Adjoining Residential:	20'
Minimum Rear Yard:	20'
Maximum Lot Coverage	NA

The proposed lots meet the development standards for a subdivision within a C-3 Zoning District. Since this subdivision does not include any additional public infrastructure, Taylor recommended granting the preliminary and final approval for the re-plat of lot #3 of Escalade Parkway. Keeven opened the meeting to any person wishing to speak in favor or against the petition. Jamie Thompson and Seth Helser, neighboring property owners, were in attendance for informational purposes. Quance asked if they were concerned about traffic because she is the Council Representative for that area and she has had complaints in the past. Thompson stated she felt the traffic would probably slow down as the area is developed. Both Thompson and Helser stated they know and trust Bob Petro. No other person was present to speak for or against the petition. Keeven closed the meeting to the public. Motion was made by Brunetto to approve *2020-08-02 -Re-plat Preliminary-Lot #3 Escalade Way*. Stevens seconded the motion. The motion passed unanimously by roll call vote. Quance made a motion to suspend the rules and vote on the Final Re-plat Lot #3. Gast seconded the motion. The motion passed unanimously by roll call vote. Quance made a motion to approve *2020-08-02 -Re-plat Final-Lot #3 Escalade Way*. Brunetto seconded the motion. The motion passed unanimously by roll call vote.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be September 14, 2020 at 7:00 p.m.

Adjourn-

With no further business to come before the Commission, Gast made a motion for the adjournment of the meeting. Brunetto seconded the motion. The motion passed unanimously by roll call vote.

Rick Keeven, Vice-President

Kim Arnold, Recording Secretary