

WARSAW PLAN COMMISSION

October 12, 2020

Present: Tom Allen, Rick Keeven, Jim Gast, Diane Quance, Jack Brunetto, Michelle Boxell, James Emans (City Engineer), Jeff Grose, Justin Taylor (Senior Planner), Kim Arnold (Recording Secretary)

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

Call to Order

Allen called the meeting to order.

Approval of Minutes - The September 14, 2020 meeting minutes were reviewed and presented for approval. Keeven made a motion to approve the September 14, 2020 meeting minutes. Gast seconded the motion. The motion carried unanimously by roll call vote.

Oral and Written Reports

None

Unfinished Business

None

New Business

2020-10-01- 501 Fruitridge Drive-Re-plat Preliminary and Final- Allen turned the meeting to Senior Planner Taylor for a brief explanation of the request. The petitioner for the Buchan Subdivision is requesting to subdivide a 3.59 acre± tract of land into 2 lots with an average size of 1.79 acres. The preliminary and final plat for this 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 within an R-1 zoning district. The requirements for this subdivision are listed below.

The following are the requirements for an R-1 District:

- 8,750 sq. ft. minimum lot size
- Minimum setbacks of 25' front, 25' rear, 7' side
- 45% Maximum lot coverage

Taylor recommended the approval of the preliminary and the final re-plat because the subdivision does not include any public infrastructure.

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 Keeven to approve *Preliminary Re-Plat 2020-10-01-501 Fruitridge Dr.* Gast seconded

the motion. The motion passed unanimously. Quance made a motion to suspend the rules and vote on the final re-plat. Keeven seconded the motion. The motion passed unanimously. Quance made a motion to approve *Final Re-Plat 2020-10-01-501 Fruitridge Dr.* Boxell seconded the motion. The motion passed unanimously.

2020-10-02- Lakeshore Dr. - Re-plat Preliminary and Final- Allen turned the meeting to Senior Planner Taylor for a brief explanation of the request. The petitioner for the Country Club Headlands Subdivision is requesting to subdivide a 4.96 acre± tract of land into 2 lots with an average size of 2.49 acres. The preliminary plat for this subdivision has been submitted and reviewed for its conformity to the Subdivision Control Ordinance. The proposed lots meet all of the development standards for a subdivision within an R-1 zoning district. The requirements for this subdivision are listed below.

The following are the requirements for an R-1 District:

- 8,750 sq. ft. minimum lot size
- Minimum setbacks of 25' front, 25' rear, 7' side
- 45% Maximum lot coverage

Taylor recommended the approval of the re-plat. He stated he approved of the preliminary and final re-plat but that the final drawing had been turned in late in the day of the meeting. It had been reviewed by the City Director and the City Engineer and they were ok with it. He stated the Plan Commission submittals will not be allowed to be submitted at such a late time again. He apologized to the members for not having proper time to review it. He stated the City recommended the approval of both the preliminary and final 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. Discussion followed. Brunetto made a motion to approve *Preliminary Re-Plat 2020-10-02-Lakeshore Dr.* Keeven seconded the motion. The motion passed unanimously. Quance made a motion to suspend the rules and vote on the final re-plat. Brunetto seconded the motion. The motion passed unanimously. Quance made a motion to approve *Final Re-plat-2020-10-02-Lakeshore Dr.* Keeven seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be November 09, 2020 at 7:00 p.m.

Adjourn-

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

Tom Allen, President

Kim Arnold, Recording Secretary