

WARSAW PLAN COMMISSION

November 9, 2020

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

Absent: Dan Stevens, Rick Keeven, Scott Reust (City Attorney),

Call to Order

Allen called the meeting to order.

Approval of Minutes - The October 12, 2020 meeting minutes were reviewed and presented for approval. Brunetto made a motion to approve the October 12, 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

2020-11-01- 97 Bell Drive-Zimmer Biomet-Replat Preliminary and Final- Allen turned the meeting over to Senior Planner Taylor for a brief overview of the request. The petitioner has submitted a re-plat of the Zimmer Biomet South Subdivision. The proposed re-plat merges and reconfigures five lots to create four lots that will better accommodate the existing site conditions as well as future development. The average lot size that will be created for by this subdivision will be 4.5 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.

I-2 Zoning Regulations

Minimum Lot Size:	5,000
Minimum Front Yard:	15'
Minimum Side Yard:	10'
Adjoining Residential:	20'
Minimum Rear Yard:	25'
Maximum Lot Coverage	75%

The proposed lot meets the development standards for a subdivision within an I-2 Zoning District. Since this subdivision does not include the addition of public infrastructure, Taylor recommended that the Plan Commission grant the preliminary and final approval for the re-plat of the Zimmer Biomet South Subdivision.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Chris McCrea, of John Kimpel & Associates was present to answer any questions or explain the request if needed. No other person was present. Allen closed the meeting to the public. Motion was made by Quance to approve 2020-11-01- 97 Bell Drive-Zimmer Biomet-Replat Preliminary Re-plat. Brunetto seconded the motion. The motion passed unanimously. Quance made a motion to suspend the rules and vote on the Final Replat. Emans seconded the motion. The motion passed unanimously. Quance made a motion to approve 2020-11-01- 97 Bell Drive-Zimmer Biomet-Replat Final. Boxell seconded the motion. The motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be December 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.

Tom Allen, President

Kim Arnold, Recording Secretary