

WARSAW PLAN COMMISSION

MINUTES

January 13, 2025

Present: Rick Keeven, Diane Quance, Jim Gast, Juergen Voss, Michelle Boxell, David Baumgartner, Justin Taylor (City Planner), Shawn Holder (Recording Secretary)

Absent: Dan Stevens, Aaron Ott (City Engineer), Scott Reust (City Attorney)

Call to Order

Keeven called the meeting to order.

Oath of Office: Jim Gast was sworn in by Mayor Jeff Grose.

Election of Officers: Quance asked Keeven if he would be willing to continue as President, he agreed. Gast made the motion, Baumgartner second. Motion carried unanimously.

Keeven asked if Quance would be willing to continue as Vice President, she agreed. Gast made the motion, Baumgartner second. Motion carried unanimously.

Approval of 2025 meeting schedule: Keeven asked for a motion to approve schedule. Baumgartner made the motion, Voss second the motion.

Approval of Minutes: The October 14, 2024, meeting minutes were reviewed and presented for approval. Boxell made a motion to approve the October 14, 2024, once a correction was made. Gast second the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

None

New Business

2025-01-01 Ridderman Estates - Preliminary and Final Plat Lot #2

Keeven turned the meeting over to Taylor for a summary of the request. The proposed plats meet the subdivision standards in a R-2 zoning district. Plot A will consist of 1.09 acres and Plot B will consist of 3.1918 acres. Plot A consists of an existing structure and Plot B is vacant land. both lots have frontage along Country Club Road for egress, ingress and utility access.

This replat does not contain other public infrastructure. I recommend the plan commission consider approving preliminary and final approval for the subdivision as presented.

Voss asked if there was going to be a new road or a shared drive to Plot A, Josh Finch, homeowner, stated it would be a shared drive. Voss stated that if property were to be sold an easement would be needed.

Josh Finch, homeowner, stated that he wants to divide the property so he can build a home on the bigger lot, per City Ordinance you cannot have 2 homes on one lot.

Keeven asked the board if they had any questions for Finch, they did not. Keeven closed comments to the public.

Keeven requested a motion to approve the preliminary plat. Gast moved to approve, Boxell second the motion. Motion passed unanimously.

Quance moved to suspend the rules. Voss moved to approve, Baumgartner second the motion. Motion passed unanimously.

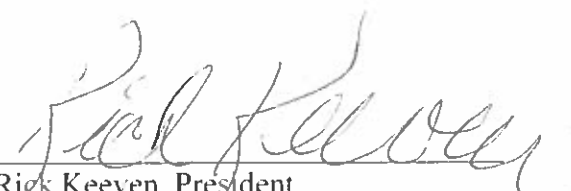
Quance moved to make a motion to approve the final plat. Voss moved to approve, Baumgartner second the motion. Motion passed unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next scheduled meeting will be February 10, 2025, at 7:00 p.m.

Adjourn-

With no further business to come before the Commission. Voss made a motion for the adjournment of the meeting at 7:35 p.m. Gast seconded the motion. The motion passed unanimously.


Rick Keeven, President


Shawn Holder, Recording Secretary