TOWN OF WARREN
PLAN COMMISSION MEETING
PAGE1 OF 1
APRIL 1, 2024

The Town of Warren Plan Commission met in person and remotely on MondayApril 1, 2024,at the Town of Warren Hall, 720 112th Street, Roberts.Chairman Henry Nechvillecalled the properly noticed meeting to order at 7:00 PM. Debbie Delander, Michelle Aho andGrace Hoyerattended in person; Rick Graf absent.All items posted for discussion and possible action.

Approve MinutesMOTION (DELANDER/HOYER) APPROVE MARCH 4 MINUTES, MOTION CARRIED.

Amended Glenridge Properties, LLC 67th Avenue, 2-Lot CSM NE1/4 of NE1/4 & SE1/4 of NE1/4 in SW1/4 of NE1/4 and NW1/4 of NE1/4 Sec. 31, being lot 3 of CSM Vol. 33, Pg. 7326, Doc. #1173251, Edwin Flanum, Northland Surveying, Inc. Ed Flanum presented the amended CSM.The driveways were separated, and the county approved the change.

Angela Popenhagen's memo said: "We have reviewed the revised 2-Lot CSM proposed for Glenridge Properties at 979 65th Avenue by Northland Surveying (Ed Flanum) as submitted on March 24, 2024. The lot split is generally as proposed during the original plat and development plans presented to the Town in July of 2023. The road was constructed through the first lift of asphalt. The second and final lift of asphalt is proposed to be completed this spring. Per last month's Planning Commission review, we were concerned about a shared driveway serving both lots. The new layout as presented has removed the shared driveway and is proposing one driveway per lot. The driveway separation exceeds the 200-foot requirement.Therefore, I have no further concerns with the CSM as presented. As mentioned in the previous review, weanticipate the remaining portion of Lot 5 to divide in the future per the overall development plans submittedlast year. I believe Lot 5 as presented here is the last lot to be created for the next 5 years to comply withthe minor subdivision provision (4 lot maximum in 5 years)."

MOTION (HOYER/DELANDER) RECOMMEND APPROVE GLENRIDGE PROPERTIES, WITH THE DRIVEWAY MOVED, LLC 67TH AVENUE, 2-LOT CSM NE1/4 OF NE1/4 & SE1/4 OF NE1/4 IN SW1/4 OF NE1/4 AND NW1/4 OF NE1/4 SEC. 31, BEING LOT 3 OF CSM VOL. 33, PG. 7326, DOC. #1173251, EDWIN FLANUM, NORTHLAND SURVEYING, INC., MOTION CARRIED.

Consider amending land use ordinance to define dwelling unit and apply the one dwelling unit per 2-acre density requirement to non-major subdivisions Attorney Lindsey Kohl explained the definition of dwelling unit. A duplex would need four acres to allow additional and emergency vehicles. Nechville questioned allowing accessory buildings with duplexes. This does not change the major subdivisions.MOTION (DELANDER/AHO) RECOMMEND THE TOWN BOARD APPROVE THE ORDINANCE CHANGES AS WRITTEN, MOTION CARRIED.Kohls explained the developer's agreement will change with each project. Two parcels can write up a shared well and septic agreement.

Any future agenda items None.

MOTION (AHO/HOYER) ADJOURN AT7:12 PM, MOTION CARRIED.
Deina Shirmer –WCPC, Town Clerk/Treasurer