

WARSAW PLAN COMMISSION

MEETING MINUTES

DATE

May 11, 2026 at 7:00 PM

The Warsaw Planning Commission met for a regular session on Monday, May 11th, 2026 at 7:00 p.m. at the City of Warsaw Police Department Training Garage located at 2225 E Ft. Wayne St., Warsaw, Indiana. The following members were present or excused:

PRESENT: Rick Keeven, Diane Quance, Juergen Voss, Michelle Boxell, David Baumgartner, Dan Stevens, Max Maile, Kyle Alger (City Engineer), Justin Taylor (City Planner), Jeff Owens, Amber Utter (Recording Secretary)

ABSENT: David Baumgartner

I. CALL TO ORDER

Keeven called the meeting to order. Keeven asked Kyle Alger to introduce himself. Alger gave some background of employment and mentioned he has been recently licensed as an engineer.

II. APPROVAL OF MINUTES

Stevens made a motion to approve the minutes of 03/09/2026. Seconded by Maile. Minutes were approved.

III. UNFINISHED BUSINESS

NONE

IV. NEW BUSINESS

1259 Husky Trail, 1060 Mariners Dr. - Petitioner Mellers Joyner Cinemas LLC

The Petitioner has submitted a plat to reconfigure (3) three lots located at 1060 Mariners Dr. Historically these parcels were merged for tax purposes and have been maintained under common ownership. The need to reconfigure these parcels has arisen because the existing lot line for the northwest parcel (formerly lot 11) traverses an existing structure making changes in ownership not feasible. The proposed plat will include an expansion of a drainage and utility easement on the west side of lot (3) to allow access to the public stormwater basin. Taylor advised that the following paragraph be redacted from the record.

~~**There is an existing unused 20' utility easement that runs at a 45 degree angle through the existing movie theater building that will be removed as part of this plat.~~

Keeven asked if mailings went out. Taylor stated yes, no comments came back either for or

against replatting.

The Board asked about drainage.

Josh Vazquez took the podium and addressed the concerns on drainage from the board and where potential cuts would go on Husky Trail.

Alex Reed, the listing broker for the petitioner, came forward stating that the goal would be to get a curb cut from Husky Trail.

The Board discussed at length the proximity of curb cuts to the roundabout on Husky Trail and the potential for traffic disruptions.

The Board discussed the possibility of crossover easements between lot (1) one and (3) three if the curb cut is not granted.

The Board discussed the zoning areas around 1060 Mariners Drive. The potential for commercial and residential development in lot (3) three with the potential impact on traffic and safety concerns.

Keeven asked the public for any further comments.

No further comments were noted from the public. Keeven closed comments to the public.

The Board continued to discuss where the cuts would go either on Mariners Drive or Husky Trail.

Owens moved to approve the preliminary plat. Boxell seconded the motion. Motion carried to approve the preliminary plat.

Quance motioned to suspend the rules and approve the final plat. Voss seconded the motion. Both Keeven and Owens opposed the motion to approve the final plat. The Board discussed making a motion for a final approval in one month after reviewing with the traffic commission.

A female, who remained unidentified, spoke out from the audience stating that they now have a delay in the procedures of a potential sale.

Taylor and Keeven responded that they did open up the discussion to the public but no one came forward.

Keeven discussed with the potential buyer the details of the meeting. Keeven requested to move to the next item on the agenda.

Dumpster Ordinance:

Justin Taylor, City Planner, introduced a dumpster ordinance to regulate the placement of dumpsters in the public right of way. Taylor explained the purpose of the ordinance, including public safety, traffic circulation and preservation of municipal infrastructure.

The proposed fee is \$15 per day for dumpster placement and civil penalties for damage to

public infrastructure.

Taylor and the Board discussed the need for a permitting process and the potential exceptions for small dumpsters. Within that discussion, points were made for ensuring that dumpsters are removed promptly and the potential for civil penalties. The Board discussed the need for clear rules and the potential for exceptions in certain cases.

Taylor and the Board agreed to bring the ordinance back to the next meeting for further review and input.

V. OTHER MATTERS THAT MAY COME BEFORE THE BOARD

NONE

ADJOURNMENT

Stevens made a motion to adjourn the meeting. Alger seconded the motion. The meeting was adjourned.

Rick Keeven, President

Amber Utter, Recording Secretary