

WARSAW PLAN COMMISSION

MEETING MINUTES

Date March 9, 2026

7:00 PM

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

ABSENT: Vacant chair for City Engineer, Scott Reust, David Baumgartner

I. CALL TO ORDER

Keeven called the meeting to order

II. APPROVAL OF MINUTES

Stevens made a motion to approve the minutes. Voss seconded. Minutes were approved unanimously.

III. UNFINISHED BUSINESS

NONE

IV. NEW BUSINESS

Dustin Sturdevant/John Kidd - Subdivision to create 3 Lots - Preliminary and Final

Justin Taylor, City Planner, states the petitioner is proposing a subdivision to create three new lots from what is currently a single parcel. These lots were previously subdivided, however, they were subsequently merged. The proposed re-subdivision requires that the lots be platted and approved by the Plan Commission per Appendix A, Article 1 of the city's municipal code. The proposed subdivision will create 3 lots with an average size of approximately 1.5 acres. There is an existing sanitary sewer easement and county ditch easement that traverse the property as noted on the plat. The proposed lot lines follow the existing split in zoning from a C-3 commercial and R-2 residential. The boundary between the proposed Lots 2 and 3 is designated to run along the centerline of the Beyer Brady Ditch. To avoid future ambiguities related to shifts in the watercourse, caused by accretion (gradual, natural build-up of land) or avulsion (sudden change in a river or stream's course), we have requested that the Final Plat include a legal description of the Beyer Brady Ditch's centerline where it currently forms the lot boundary.

Keeven asked Taylor if there was anyone opposed to the plans.

Taylor responded that no one called or came in..

Boxell asked Taylor to point out the three lots.

Taylor clarified the lot designations: Lot 1 (North parcel), Lot 2 (Eastern Parcel), Lot 3 (Southernmost parcel). The proposed lots have frontage along their southern edges with Lot 1 having access along Parker Street. Taylor discussed the challenges of building on Lot 2 due to minimal space and potential floodplain issues.

Keeven asked if there were any more questions or comments from the board?

No additional questions were noted.

Keeven opened the floor to John Kidd.

Owens asked Mr. Kidd why the lots are being split rather than remaining as one large lot. Kidd explained for bank purposes they need to comply with SBA.

Kidd continued to explain that Lots 2 and 3 are residential lots, we're not sure what can be done with those. He continued to explain plans for parking and drive through accommodations.

Quance and Kidd talked about concerns for traffic flow. Owens voiced concerns about traffic flow also. Taylor explained that the traffic plan will be reviewed by the tech review committee, which will assess stacking potential and site circulation.

Keeven stated that this board does not have the authority to stop the merger of the lots based on the traffic concerns, however we can certainly voice our concerns. Taylor stated that he anticipates where there is an issue, INDOT can help address those concerns as well.

Keeven asked if there were any more questions. None were noted

Quance asked if this will come before our board again.

Taylor answered no, this would go through the tech advisory commission. Taylor explained in detail what committees and people will be involved. Taylor stated that we will continue those conversations with the traffic issue in the Tech Review also.

Quance had concerns about the water lines. Taylor explained the water definition movements accretion and avulsion. Taylor continued explaining how the movement of water can change over time. He stated that they defined this allowance of water movement in the final plat.

Keeven asked if there were any other questions.

Owens asked Taylor what we have learned from the Dunkin Donuts traffic issues. Taylor stated we've learned a lot and we do look at that to avoid that from happening again.

Voss asked about the purpose of the easement shaded in grey. Taylor advised that is the sanitation line. They cannot build there.

Keeven asked if there were any other questions.

No further questions were raised. Keeven closed it to the public.

Quance made a motion to approve, Stevens seconded the motion.

Owens originally abstained from voting. However, concerns were raised as to whether they could move forward with the final plat.

Owens decided to withdraw his vote of abstaining and voted to approve the preliminary plat.

Quance made a motion to approve Maile seconded the motion.

Motion carried to approve the preliminary plat.

Keeven asked for a motion to approve the final plat.

Quance made a motion to approve the final plat and Maile seconded the motion.

Keeven asked if all were approved. Owens abstained from voting.

The final plat is approved by majority vote 6 to 1 with Owens abstaining his vote.

V. OTHER MATTERS THAT MAY COME BEFORE THE BOARD

The next regularly scheduled meeting will be April 13, 2026 at 7:00 p.m.

ADJOURNMENT

With no further business to come before the Commission, Voss motioned to adjourn the meeting Maile seconded. The meeting was adjourned.



Rick Keeven, President



Amber Utter, Recording Secretary