

**WARSAW PLAN COMMISSION
MEETING MINUTES
NOVEMBER 10, 2025
7:00 PM**

*Jeff Owens was listed twice on the members list. We took off the duplicate and replaced him with Dan Stevens who was missing from the list.

Member, Appointing Authority, Dates of Term

Jeff Owens, Citizen Appointed by Mayor, 10/14/24 to 12/31/2

Michelle Boxell, Park Board Appointment, Limited by Term

Dave Baumgartner, Citizen Appointed by Mayor, 09/09/24 to 12/31/27

Aaron Ott, City Engineer, Limited by Employment

Max Maile, Citizen Appointed by Mayor, 07/14/25 to 12/31/28

Juergen Voss, Board of Works Appointment, Limited by Term

Rick Keeven, Citizen Appointed by Mayor, 10/14/24 to 12/31/27

Dan Stevens, Citizen Appointed by Mayor, 01/01/24 to 12/31/25

Diane Quance, Council Appointment, Limited by Term

PRESENT: Juergen Voss, Dan Stevens, Michelle Boxell, Dave Baumgartner, Jeff Owens, Max Maile, Justin Taylor (City Planner), Aaron Ott (City Engineer), Amber Utter (recording secretary)

ABSENT: Jim Gast, Rick Keeven and Diane Quance

I. CALL TO ORDER

Jeff Owens called to order.

II. APPROVAL OF MINUTES

Dan Stevens calls to order

Michelle Boxell moves to approve minutes. Stevens second. Minutes approved unanimously.

III. UNFINISHED BUSINESS

none

IV. NEW BUSINESS

Approval of 2026 Calendar

1. Plan Schedule 2026

Owens motioned for the approval of plan Schedule 2026, Maile Second. Plan Schedule for 2026 approved unanimously.

2.Resolution of the plan commission of the city of Warsaw, Indiana, approving a resolution of the city of Warsaw, Indiana redevelopment commission approving an amendment to the

declaratory resolutions and the economic development plan for the consolidated northern and central economic development area.

Taylor explains the amendment. Taylor asked if there were any questions on the proposal. Taylor explains that the resolution aims to add a property to the acquisitions list for potential acquisitions. The property in question is a parking lot on the southeast corner of Indiana and Main Street. The resolutions will go back to the redevelopment commission for final approval. The board raises questions about public involvement and the best path for updating the comp plan.

Taylor mentions the formation of a subcommittee to explore the comp plan and strategic plan. Taylor recommends the use of this property in the comp plan, primarily as a parking lot, recognizing its future potential. The plan for the property has two phases: a short-term plan, which focuses on parking, and a long-term plan.

A motion by Owens was made to approve the resolution, which authorizes the redevelopment efforts to move forward, but does not approve the purchase of the property.

2nd by Baumgartner

Motion carries to approve the resolution.

The discussion continues with Ott inquiring about the subarea plans and their potential impact on community projects.

Taylor discusses the importance of public engagement in the comp plan update process.

Maile and Boxell express interest in learning more about annexation and other topics in the comp plan

Owens asks how the comprehensive plan guides the City Planning Department's day to day activities.

Taylor explains that the comp plan serves as a legal back up for the zoning ordinance. The comp plan helps guide annexation, future plans, and public infrastructure projects. Taylor also emphasizes the importance of the comp plan in establishing the character of neighborhoods and districts. Taylor mentions the need to update the comp plan to reflect current projects and goals.

Voss suggests that the commission should weigh in on the strategic plan and the next steps for updating the comp plan.

Boxell proposes using the city's webpage to engage the community and modernize outreach methods. Boxell highlights the importance of engaging younger community members through modern technology.

Taylor recommends the use of this property in the comp plan, primarily as a parking lot, recognizing its future potential.

The plan for the property has two phases: a short-term plan, which focuses on parking, and a long-term plan.

A motion was made to approve the resolution, which authorizes the redevelopment efforts to move forward, but does not approve the purchase of the property.

V. OTHER MATTERS THAT MAY COME BEFORE THE BOARD

none

VI. ADJOURNMENT

Stevens moves to adjourn

Motion carries

Maile 2nd

Meeting Adjourned.

absent
Rick Keeven, President

Amber Utter
Amber Utter, Recording Secretary

Deane L. Quance
Vice President

Acting Secretary

